

OK

98553

WARRANTY DEED

Vol. m89 Page 5269

KNOW ALL MEN BY THESE PRESENTS, That LEON R. ANDRIEU aka L. R. ANDRIEU
and MINNIE RUTH ANDRIEU aka MINNIE R. ANDRIEU, husband and wife as tenants by
the entirety,
hereinafter called 'the grantor, for the consideration hereinafter stated, to grantor paid by LEE R. SUKRAW,
an individual -----, hereinafter called

the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and
assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The property described in Exhibit "A" attached hereto and, by this
reference made a part hereof; subject to the exceptions described in
Exhibit "B" attached hereto and, by this reference, made a part hereof.

Grantors further convey to Grantee all of Grantors' rights and privileges
regarding the ownership and use of any well located on the property
which is described in Exhibit "C" attached hereto and, by this reference,
made a part hereof, together with all of Grantors' rights and privileges
for access to the property described in Exhibit "C".

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that
grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

and that

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims
and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 170,000.00.
However, the actual consideration consists of or includes other property or value given or promised which is
the whole consideration (indicate which).^⓪ (The sentence between the symbols ⓪, if not applicable, should be deleted. See ORS 93.030.)
part of the

In construing this deed and where the context so requires, the singular includes the plural and all grammatical
changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this _____ day of _____, 1989;

if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by
order of its board of directors. THE EFFECTIVE DATE OF THIS SALE SHALL BE JANUARY 1, 1989.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DE-
SCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND
USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING
THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE
PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR
COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Leon R. Andrieu
LEON R. ANDRIEU

Minnie Ruth Andrieu
MINNIE RUTH ANDRIEU

STATE OF OREGON,

County of Klamath

} ss.

3/29, 1989.

Personally appeared the above named

LEON R. ANDRIEU and MINNIE
RUTH ANDRIEU

and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

Before me
(OFFICIAL SEAL) [Signature]
Notary Public for Oregon
My commission expires: 8/16/92

STATE OF OREGON, County of _____) ss.

_____, 19_____

Personally appeared _____ and
_____, who, being duly sworn,
each for himself and not one for the other, did say that the former is the
_____, president and that the latter is the
_____, secretary of _____

_____, a corporation,
and that the seal affixed to the foregoing instrument is the corporate seal
of said corporation and that said instrument was signed and sealed in be-
half of said corporation by authority of its board of directors; and each of
them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: _____

(If executed by a corporation,
affix corporate seal)

LEON R. ANDRIEU and MINNIE RUTH
ANDRIEU

2156 Lower Klamath Lake Rd
GRANTOR'S NAME AND ADDRESS Klamath Falls, OR 97603

LEE R. SUKRAW

1881 Lower Klamath Lake Road
Klamath Falls, OR 97603
GRANTEE'S NAME AND ADDRESS

After recording return to:

LEE R. Sukraw
1881 Lower Klamath Lake Rd
Klamath Falls, OR 97603
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

LEE R. SUKRAW
1881 Lower Klamath Lake Road
Klamath Falls, OR 97603
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____) ss.

I certify that the within instru-
ment was received for record on the
_____ day of _____, 19_____,
at _____ o'clock _____ M., and recorded
in book _____/volume No. _____ on
page _____ or as fee/file/instru-
ment/microfilm/reception No. _____,
Record of Deeds of said county.
Witness my hand and seal of
County affixed.

NAME

TITLE

By _____ Deputy

SPACE RESERVED
FOR
RECORDER'S USE

MAR 30 AM 9 09

Order No: 21123

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

Government Lots 3, 5, 6, and 7 in Section 27 Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM a tract of land situated in Government Lot 3 of Section 27 Township 40 South, Range 9 East of the Willamette Meridian, as follows:

Beginning at the Southeast corner of said Government Lot 3; thence North along the East line of Government Lot 3 to the Northeast corner thereof, thence West along the North line of Government Lot 3, 998 feet more or less to an existing fence on the right bank of an irrigation ditch as now constructed, thence South Easterly following said fence and ditch to a point on the South line of Government Lot 3, said point being 147 feet West of the point of beginning, thence East along the South line of Government Lot 3 to the point of beginning.

PARCEL 2

The Southwest Quarter (SW1/4) of the Southeast (SE1/4) and the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) and Lots four (4) and ten (10) of Section 28; all in Township 40 South, Range 9 East of the Willamette Meridian.

Portions of Lots 2, 5, 8 and 9, Section 28, Township 40 South, Range 9 East of the Willamette Meridian, in Klamath County, Oregon, being more particularly described as follows: Beginning at a point on the North-South center line of Section 28, Township 40 South, Range 9 East of the Willamette Meridian, from which the quarter-section corner common to sections 21 and 28, Township 40 South, Range 9 East of the Willamette Meridian bears North 0 degrees 06 1/4' East 1839.0 feet distant; thence North 68 degrees 30 3/4' West 34.7 feet to an iron pipe reference monument; thence North 68 degrees 30 3/4' West 25.6 feet to the center line of the Klamath Drainage District North Canal as the same is presently located and constructed; thence, following the center line of said canal, South 0 degrees 06' West 198.5 feet to a point; thence South 89 degrees 54 1/2' East 130.0 feet to a point; thence South 59 degrees 06' East 1039.6 feet to a point; thence South 72 degrees 54 1/2' East 309.7 feet to a point where the center line of said canal intersects the Southerly line of Lot 9 of said Section 28; thence, leaving the center line of said canal, South 89 degrees 48 1/2' East along the Southerly line of said Lot 9 51.0 feet to the Southeast corner of said Lot 9; thence North 0 degrees 02 1/4' West 788.3 feet to a point in the center line of the lower Klamath Lake County Road as the same is presently located and constructed; thence

(continued)

(Legal description continued)

North 69 degrees 35' West along the center line as said County Road 533.5 feet to a point; thence, leaving said County Road center line, South 0 degrees 09 1/4' West 31.12 feet to an iron pipe reference monument; thence South 0 degrees 09 1/4' West 400.0 feet to an iron pipe; thence North 74 degrees 59 1/4' West 502.5 feet to an iron pipe thence North 68 degrees 30 3/4' West 351.1 feet more or less to the point of beginning.

That portion of Lot 9, Section 28, Township 40 South, Range 9 East of the Willamette Meridian in Klamath County, Oregon, lying Southerly from the center line of the Klamath Drainage District North Canal, as the same is presently located and constructed, and being more particularly described as follows: Beginning at a point on the Westerly line of Lot 9, Section 28, Township 40 South, Range 9 East of the Willamette Meridian, where the same intersects the center line of the Klamath Drainage District North Canal and from which point the quarter-section corner common to sections 21 and 28 bears North 0 degrees 06 1/4' East 2015.5 feet distance, thence South 0 degrees 06 1/4' West 620.8 feet to the Southwest corner of said Lot 9; thence South 89 degrees 48 1/2' East along the South line of said Lot 9 1263.2 feet to a point on the center line of the said Klamath Drainage District North Canal; thence, following the center line of said canal, North 72 degrees 54 1/2' West 309.7 feet to a point; thence North 59 degrees 06' West 1039.6 feet to a point; thence North 89 degrees 54 1/2' West 74.0 feet more or less to the point of beginning.

NW1/4 SE1/4 of Section 28, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

The following property being a portion of Government Lot 2, Section 28, Township 40 South, Range 9 East of the Willamette Meridian described as follows:

Beginning at a point that is South 0 degrees 02' 15" East 1320' from the NE1/4 corner of Government Lot 2; thence West 20 feet; thence South 0 degrees 02' 15" East to North right of way line of Lower Lake Road; thence South 69 degrees 35' East to East line of said Government Lot 2; thence North 0 degrees 02' 15" West 499.5 feet to the point of beginning.

PARCEL 3

Government Lot three (3) of Section Twenty-eight (28), Township Forty (40) South, Range Nine (9) East of the Willamette Meridian.

Excepting any portion of the property lying within the right of way of Lower Lake Road.

Tax Account No: 4009 02700 00600
4009 02700 00800
4009 02800 01100
4009 02800 01300
4009 02800 01400
4009 02800 01500
4009 02800 01600
4009 02800 01700

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Hills Improvement District.
3. Regulations, including levies, assessment, water and irrigation rights and easements for ditches and canals of Klamath Drainage District.
4. The assessment roll and the tax roll disclose that the premises herein described have been specially assessed as Farm Use Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied; in addition thereto a penalty may be levied if notice of disqualification is not timely given.
5. Right of way for the Klamath Drainage District North Canal as shown on the Klamath County Assessors maps.
6. An easement as disclosed by Warranty Deed, subject to the terms and provisions thereof.
Dated: October 25, 1940
Recorded: November 4, 1940
Volume: 133, page 88, Deed Records of Klamath County, Oregon
Easement for power line along said road
7. An easement created by instrument, subject to the terms and provisions thereof,
Dated: April 17, 1969
Recorded: May 1, 1969
Volume: M69, page 3254, Microfilm Records of Klamath County, Oregon
In favor of: Pacific Power and Light Company
For: Electrical transmission and distribution line
8. Geothermal Lease and Agreement, subject to the terms and provisions thereof,
Dated: June 30, 1971
Recorded: September 7, 1971
Volume: M71, page 9495, Microfilm Records of Klamath County, Oregon
Between Leon R. Andrieu and Minnie Ruth Andrieu, husband and wife and Geothermal Resources International, Inc.
Agreement, subject to the terms and provisions thereof,
Dated: April 5, 1976
Recorded: May 19, 1976
Volume: M76, page 7658, Microfilm Records of Klamath County, Oregon
9. Geothermal Lease and Agreement, subject to the terms and provisions thereof,
Dated: June 19, 1972
Recorded: August 8, 1972
Volume: M72, page 8749, Microfilm Records of Klamath County, Oregon
Between Leon R. Andrieu and Minnie Ruth Andrieu, husband and wife and Geothermal Resources International, Inc.
Agreement, subject to the terms and provisions thereof,
Dated: June 19, 1972
Recorded: April 9, 1976
Volume: M76, page 7668, Microfilm Records of Klamath County, Oregon

10. An easement created by instrument, subject to the terms and provisions thereof,
Dated: June 21, 1978
Recorded: June 28, 1978
Volume: M78, page 13861, Microfilm Records of Klamath County, Oregon
In favor of: Pacific Power and Light Company
For: Electric transmission and distribution line
11. An easement created by instrument, subject to the terms and provisions thereof,
Dated: July 31, 1981
Recorded: March 1, 1982
Volume: M82, page 2523, Microfilm Records of Klamath County, Oregon
In favor of: Lawrence G. Letterman and Margaret K. Letterman, husband and wife
For: Ingress and egress and the installation, operation, and maintenance of water conduits and electric power transmission lines
12. An easement created by instrument, subject to the terms and provisions thereof, as disclosed by contract of sale, recorded in Volume M82, at page 9223, Microfilm Records of Klamath County, Oregon as follows:
"A perpetual non-exclusive easement for roadway purposes being 22 feet wide along the West boundary of the E1/2 of Section 28, Township 40 South, Range 9 East of the Willamette Meridian, extending from Lower Klamath Lake Road to a point 22 feet South of the South line of the N1/2 of said Section 28."
13. An easement created by instrument, subject to the terms and provisions thereof,
Dated: July 18, 1980
Recorded: June 21, 1988
Volume: M88, page 9549, Microfilm Records of Klamath County, Oregon
In favor of: Larry Toss and Shirley L. Ross, husband and wife
For: Road purposes for access to property

A parcel of land situated in Lot 2 of Section 28, Township 40 South, Range 9, E.W.M., more particularly described as follows:

Beginning at an iron pipe marking the North one-quarter of said Section 28; thence S 89° 54'45" E. along the North line of said Section 28 a distance of 1307.6 feet to the Northeast corner of said Lot 2; thence S. 0°02'15" E. along the East line of said Lot 2 a distance of 1320.0 feet, said point being the Northeast corner of parcel described in Deed Vol. M-68, page 7473; thence N. 89°28' W. along the North line of last described parcel a distance of 495.6 feet to the East line of parcel conveyed to Oscar A. DeNault by Deed Vol. 320, page 125, records of Klamath County, Oregon; thence N. 0°06'E. along the East line of the last mentioned parcel a distance of 457.0 feet to the Northeast corner thereof; thence West a distance of 328.2 feet to an iron pipe; thence N. 89°28' W. a distance of 483.8 feet to a point on the West line of said Lot 2; thence N. 0°06'15" E. along said West line a distance of 859.4 feet, more or less, to the point of beginning; said parcel of land contains 30.997 acres, more or less.

SUBJECT TO:

1. Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder.
2. Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith.
3. Lease, including the terms and provisions thereof, between Leon R. Andrieu and Minnie Ruth Andrieu, husband and wife, lessor, and Geothermal Resources International, Inc., a Delaware Corporation, lessee, dated June 30, 1971, recorded September 7, 1971, in Volume M-71, page 9495, Deed records of Klamath County, Oregon, as modified by M76, page 7658, dated April 8, 1976, recorded May 24, 1976 and by M76 page 7672 dated April 7, 1976, recorded May 24, 1976.

EXHIBIT "C"

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co.
of March A.D., 19 89 at 9:09 o'clock AM., and duly recorded in Vol. M89
of Deeds on Page 5269

On page 3269.
 Evelyn Biehn County Clerk
 By [Signature]

By Deane Medendorp

FEE \$38.00