

WELL-SITE CONVEYANCE, EASEMENT AND COVENANTS

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CONVEYANCE & EASEMENT

THIS AGREEMENT made on the date below signed by and between ROBERT J. BOGATAY and LINDA BOGATAY, husband and wife, and BRIAN J. STUART and BARBARA STUART, husband and wife, hereinafter referred to as "Grantors" and ELLA FLOCCHINI and LESTER A. FLOCCHINI, hereinafter referred to as "Grantees", subject to the terms, conditions and covenants which follow:

1. PROPERTY OF GRANTORS. Grantors ROBERT J. BOGATAY and LINDA BOGATAY are the owners of the following described real property:

Lot 7 and Lot 6, less the Northerly 5 feet thereof, all in Block 42, HILLSIDE ADDITION, in the City of Klamath Falls, Klamath County, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

and Grantors BRIAN J. STUART and BARBARA STUART are the owners of the following described real property:

Lot 3, LOMA LINDA HEIGHTS, in the City of Klamath Falls, Klamath County, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

2. PROPERTY OF GRANTEES. Grantees are the owners of the following described real property:

Lot 2, LOMA LINDA HEIGHTS, in the City of Klamath Falls, Klamath County, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

3. CONVEYANCE. Grantors hereby convey to Grantees their heirs, successors and assigns an undivided 1/5 interest to a geothermal well and well site located as follows:

A square parcel 3 feet by 3 feet, the center point of which is situated 14 feet southwesterly at right angles from the Westerly line of Hillside Avenue and 5 feet Southeasterly at right angles from the common property lines separating Lot 7 and Lot 6, less the Northerly 5 feet thereof, from Lots 5 and the Southerly 5 feet of Lot 6 all of Block 42, HILLSIDE ADDITION, City of Klamath Falls, Oregon.

Together with a non-exclusive six foot wide easement appurtenant parallel with the Northerly boundary of said Lot 7 and Lot 6, less the Northerly 5 feet thereof, said centerline being Southeasterly 85 feet at right angles to said property line described above to the point of intersection with Hillside Avenue.

4. CONSIDERATION. The consideration for this transfer is the sum of \$5,500.00, receipt of which is hereby acknowledged, as and for a 20% interest in the well and easements conveyed.

5. INTEGRATION WITH EXISTING AGREEMENT. Grantors and Grantee further acknowledged that the terms, conditions and provisions of this agreement are specifically governed by the