

QUITCLAIM DEED

THE GRANTOR, OREGON, CALIFORNIA & EASTERN RAILWAY COMPANY, a Nevada corporation, for valuable consideration, conveys and quit claims to CLYDE COLLINS and LINDA COLLINS, husband and wife, the GRANTEES, the following described real estate, situated in the County of Klamath, State of Oregon, together with all after acquired title of the Grantor therein:

That portion of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 32, Township 38 South, Range 11 $\frac{1}{2}$ East, W.M. described as follows:

Commencing at the intersection of the East line of said Section 32 with the Northerly line of Grantor's 100' railroad right of way ("Northerly right of way line");
Thence run Northerly along the East line of said Section 32 a distance of 25 feet to the True Point of Beginning;
Thence run Westerly along a line that is 25 feet Northerly of, and parallel with, said Northerly right of way line a distance of 526 feet;
Thence run Northerly, at right angles to said Northerly right of way line, a distance of 150 feet;
Thence run Easterly, parallel with said Northerly right of way line, a distance of 466 feet, more or less, to a point 60 feet Westerly of said East line of said Section 32;
Thence run Northerly, parallel with the East line of said Section 32, a distance of 500 feet, more or less, to the Southerly right of way line of the Klamath Falls - Lakeview Highway;
Thence run Easterly along said Southerly highway right of way line to the East line of said Section 32;
Thence run Southerly along said East line of said Section 32 to the True Point of Beginning and the end of this description.

Grantor hereby expressly saves, excepts and reserves out of the grant hereby made, unto itself, its successors and assigns, forever, all geothermal steam and heat and all metals, ores and minerals of any nature whatsoever in or upon said land including, but not limited to, coal, lignite, peat, oil and gas, including coal seam gas, together with the right to enter upon said land for the purpose of exploring the same for such geothermal resources, metals, ores and minerals, and drilling, opening, developing and working mines and wells thereon and taking out and removing therefrom, including by surface mining methods, all such geothermal resources, metals, ores and minerals, and to occupy and make use of so much of the surface of said land as may be reasonably necessary for said purposes; provided, that Grantee and Grantee's heirs, representatives, successors and assigns, shall be paid just and reasonable compensation for any injury or damage to the surface of said land, to the crops or to the improvements thereon caused by the exercise of any rights herein reserved; provided, further, that the exercise of such rights by Grantor shall not be postponed or delayed pending reasonable

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efforts to agree upon or have determined such just and reasonable compensation.

The true and actual consideration for this transfer, stated in terms of dollars, is Two Thousand Dollars (\$2000.00).

This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring title to the property should check with the appropriate city or county planning department to verify approved uses.

The property described in this instrument may not be within a fire protection district protecting structures. The property is subject to land use laws and regulations which, in farm or forest zones, may not authorize the construction or siting of a residence. 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 and existence of fire protection for structures.

Dated the 12th day of JUNE, 1992.

OREGON, CALIFORNIA & EASTERN
RAILWAY COMPANY

By: *D. C. Williams*

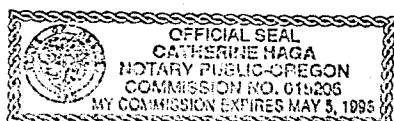
Attest: *John Monfore*

STATE OF OREGON)

) ss.

COUNTY OF KLAMATH)

This instrument was acknowledged before me on the 12th day of June, 1992 by D. C. Williams and John Monfore as President and Assistant Secretary of OREGON, CALIFORNIA & EASTERN RAILWAY COMPANY.



Catherine Haga
Notary Public

My appointment expires: 5/5/96

** After recording, please return this document to Kosta & Spencer, 123 N. 4th Street, Klamath Falls, OR 97601

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Kosta & Spencer the 15th day of June A.D., 19 92 at 3:32 o'clock P M., and duly recorded in Vol. M92 of Deeds on Page 13088.

Evelyn Biehn . County Clerk

FEE \$35.00

By *Pauline Muelender*