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WHEN RECORDED MAIL TO:

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STATE OF OREGON

Vol. 1993 Page 2278

Lynn E. Long
5116 Ridgewood Dr.
Klamath Falls, Or. 97603

(Don't use this
space; reserved
for recording
label in coun-
ties where
used.)

MAIL TAX STATEMENTS TO:

Lynn E. Long
5116 Ridgewood Dr.
Klamath Falls, Or. 97603

County of _____
I certify that the within instrument
was received for record on the _____ day
of _____, 19____,
at _____ o'clock _____ M. and recorded
in book _____ on page _____ or as
filing fee number _____, Rec-
ord of Deeds of said County.

Witness my hand and seal of County
affixed.

Title

By _____ Deputy

SPECIAL WARRANTY DEED

GEORGE P. ANDRIEU and LEONA M. ANDRIEU, husband and wife,
GRANTOR, conveys and specially warrants to

LYNN E. LONG

GRANTEE, the following described real property situate in Klamath County,
Oregon, free of encumbrances created or suffered by GRANTOR except as
specifically set forth herein, to-wit:

Township 40 South, Range 9 East, Willamette Meridian:

Section 28: All of Lot 7 lying West of the centerline of the
Klamath Drainage District North Canal.

Section 29: N $\frac{1}{2}$ NE $\frac{1}{4}$ and E $\frac{1}{2}$ E $\frac{1}{2}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$.

Section 30: All that portion of the NE $\frac{1}{4}$ lying Easterly of the
East boundary line of the Klamath Straits.

Section 33: W $\frac{1}{2}$.

SUBJECT TO:

1. Acreage and use limitations under provisions of the United States statutes and regulations issued thereunder.
2. Liens and assessments of Klamath Project and Klamath Drainage District and regulations, contracts, easements, and water, irrigation, and drainage rights in connection therewith.
3. Waivers of claim for damages caused by closing or subsequent opening of flood gates in Klamath Strait, including the terms and provisions thereof, executed by J.S. McAnany recorded January 24, 1918, Vol. 47, page 565, Deed Records of Klamath County, Oregon, and executed by Sam W. Cheney recorded January 24, 1918, Vol. 47, page 565, Deed Records of Klamath County, Oregon. (Affects that portion of the property in Section 33)
4. Right of way for canals, roads, and ditch purposes, including the terms and provisions thereof, given by L. Jacobs and Hallie Jacobs, his wife, to Klamath Drainage District dated October 14, 1922, recorded October 23, 1922, Vol. 59, page 245, Deed Records of Klamath County, Oregon. (Affects that portion of the property in Section 33)
5. Right of way for canals, roads, and ditch purposes, including the terms and provisions thereof, given by M. Motschenbacher and

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- Mary R. Motschenbacher, his wife, to Klamath Drainage District of Klamath County, Oregon, dated November 24, 1922, recorded November 25, 1922, Vol. 59, page 338, Deed Records of Klamath County, Oregon. (Affects that portion of the property in Sections 28, 29, and 30)
6. Right of way, including the terms and provisions thereof, given by A. L. Andrieu et ux., to The California Oregon Power Company, a corporation, dated January 13, 1939, recorded February 7, 1939, Vol. 120, page 299, Deed Records of Klamath County, Oregon. (Affects E $\frac{1}{2}$ W $\frac{1}{2}$ Section 33)
 7. Right of way for transmission line, including the terms and provisions thereof, given by Mary R. Motschenbacher et al., to The California Oregon Power Company, a California corporation, dated April 27, 1942, recorded May 6, 1942, Vol. 147, page 159, Deed Records of Klamath County, Oregon. (Affects Lot 7 of Section 28)
 8. Agreement relative to joint use of canals, ditches, dikes and roadways, including the terms and provisions thereof, contained in Agreement between August L. Andrieu et ux., Vendors, and George P. Andrieu et ux., Vendees, dated January 15, 1949, recorded February 2, 1949, Vol. 228, page 330, Deed Records of Klamath County, Oregon, and further referred to in deed from said Vendors to said Vendees dated June 18, 1953, recorded January 26, 1954, Vol. 265, page 135, Deed Records of Klamath County, Oregon. (Affects the property in Sections 30 and 33)
 9. Geothermal Lease and Agreement, including the terms and provisions thereof, between George P. Andrieu and Leona M. Andrieu, Lessor, and Geothermal Resources International, Inc., a Delaware Corporation, Lessee, dated June 17, 1972, recorded August 8, 1972, Vol. M72, page 8753, Deed Records of Klamath County, Oregon, as amended by instrument dated April 8, 1976, recorded May 24, 1976, in Vol. M76, pages 7664-7666, Deed Records of Klamath County, Oregon. (Affects that portion of the property in Sections 28, 29, and 33)
 10. Right of way option, including the terms and provisions thereof, between George P. Andrieu and Leona M. Andrieu and Pacific Power & Light Company, a corporation, dated September 30, 1975, recorded October 15, 1975, Vol. M75, page 12756, Deed Records of Klamath County, Oregon. By agreement dated July 14, 1976, recorded July 15, 1976, Vol. M76, page 10737, Deed Records of Klamath County, Oregon, said option was extended until September 30, 1977. (Affects N $\frac{1}{2}$ NW $\frac{1}{4}$ Section 33)
 11. Terms and conditions of special assessment as farm use and the right of Klamath County, Oregon, to additional taxes in the event said use should be changed, which obligations Purchaser assumes and agrees to pay and perform.
 12. Grantor hereby reserves a life estate in seventy-five (75%) percent of all subsurface rights in the above described real property. Twenty-five (25%) percent of such subsurface rights shall belong to Grantee. Upon the death of the last of Grantor to die, all subsurface rights reserved by Grantor shall vest in Grantee. For the purposes of this provision, the term "subsurface rights" are hereby agreed to include, but not be limited to, the following: sand, gravel, clay, minerals, metallic ore, chemical elements and compounds (whether in solid, liquid, or gaseous form), all forms

of energy (whether hot water, steam, thermal, atomic, or fossil fuel), all gas and oil, and all royalties and/or rents due or to become due from the lease recorded in Vol. M72, page 8753, Deed Records of Klamath County, Oregon, in favor of Geothermal Resources International, Inc. As a limitation to the subsurface rights, it is understood by the parties that such rights shall not be exercised so as to interfere with the rights of the Grantee to use the property for agricultural purposes, unless mutually agreed otherwise in writing.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$331,272.00.

In construing this deed and where the context so requires, the singular includes the plural.

Dated this 6th day of January, 1977.

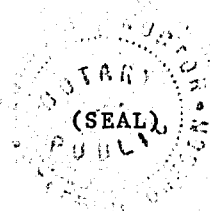
George P. Andrieu
George P. Andrieu

Leona M. Andrieu
Leona M. Andrieu

STATE OF OREGON)
) ss.
County of Klamath)

On the 6th day of January, 1977, personally appeared before me the above named GEORGE P. ANDRIEU and LEONA M. ANDRIEU, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:



George P. Andrieu
Notary Public for Oregon
My Commission expires: 9-17-78

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Lynn E. Long the 1st day
of Feb. A.D., 19 93 at 11:09 o'clock A.M., and duly recorded in Vol. M93,
of Deeds on Page 2278.

FEE \$40.00

Evelyn Biehn - County Clerk

By Pauline Mullendore

MAIL TAX STATEMENTS AS DIRECTED ABOVE