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Vol. 93 Page 6848

## WHEN RECORDED MAIL TO:

J-Spear Ranch Co.  
P.O. Box 257  
Klamath Falls, OR 97601

## SEND TAX STATEMENT TO:

J-Spear Ranch Co.  
P.O. Box 257  
Klamath Falls, OR 97601

OR-46766

WIN #67, FRE #148

Mae 1396-6275  
EXCHANGE DEED

THIS DEED, made this 17<sup>th</sup> day of March, 1993, between the UNITED STATES OF AMERICA, Grantor, acting herein by and through the Forest Service, United States Department of Agriculture, and J-SPEAR RANCH CO. a Corporation of the State of Oregon of Klamath Falls, Oregon, Grantee.

WITNESSETH: That the Grantor, hereunto authorized by the Act of Congress approved March 1, 1911 (36 Stat. 961; as amended; 16 U.S.C. 516) and the Act of October 21, 1976, as amended (90 Stat. 2743; 43 U.S.C. 1715, 1716, 1717), the provisions of which have been complied with, for, and in consideration of the conveyance to it by the Grantee of lands in the County of Klamath, State of Oregon, as stated in the deed to the United States, the receipt of which is hereby acknowledged, does hereby remise, release, and quitclaim unto the Grantee all its rights, title, and interest in and to the real property situated in County of Klamath, State of Oregon, described as follows:

T. 32 S., R. 7 E., W.M.  
sec. 30, lots 1 and 2.

Containing 77.82 acres, more or less.

## RESERVING UNTO THE UNITED STATES OF AMERICA and its assigns:

1. All geothermal steam and associated geothermal resources in the lands so patented, and to it or persons authorized by it, the right to prospect for, mine, and remove such deposits, upon compliance with the conditions and subject to the provisions and limitations of the Act of December 24, 1970 (30 U.S.C. 1002).
2. Exclusive perpetual easements, including all right, title, and interest for existing roads more particularly identified and described on the attached Exhibit A, and all appurtenances thereto, over, upon, or under the land so granted, together with such reasonable rights of temporary use of lands immediately adjacent to said right-of-ways as may be necessary for the maintenance and/or repair of said road.

Certified correct as to consideration,  
conditions, and descriptions *Margaret L. Spear*  
3-29-1993

Said easements shall be 33 feet on each side of the centerline with such additional width as required for adequate protection of cuts and fills, said roads centerlines being more particularly described as follows:

Forest Service Road No. 2302:

Beginning at a point that is 349 feet, more or less, northerly of the southwest corner of lot 2 of sec. 30, T. 32 S., R. 7 E., W.M., thence in a northeasterly direction over and across lots 2 and 1 of said sec. 30, ending at a point that is 1177 feet, more or less, southerly of the northeast corner of said sec. 30.

Forest Service Road No. 2302-370:

Beginning at a point that is 1222 feet, more or less, southerly and 85 feet, more or less, westerly of the northeast corner of sec. 30, T. 32 S., R. 7 E., W.M., thence in a northerly direction over and across lot 1 of said sec. 30, ending at a point that is 318 feet, more or less, westerly of the northeast corner of said sec. 30.

It is agreed that J-Spear Ranch Co., its successors and assigns, shall have the right to use the existing roads described herein for all purposes deemed necessary or desirable by the landowner in connection with the protection, administration, management, and utilization of J-Spear Ranch Co. land or resources now or hereafter owned or controlled, subject, however, to traffic control regulations as the United States may reasonably impose under CFR 261.12, and the bearing of road maintenance costs proportionate to use as provided in 36 CFR 212.7(d).

Provided, that if the Regional Forester determines that the roads, or any segment thereof, are no longer needed for the purposes reserved, the easement shall terminate. The termination shall be evidenced by a statement in recordable form furnished by the Regional Forester to J-Spear Ranch Co. or its successors or assigns in interest.

TO HAVE AND TO HOLD the above-described real property unto the Grantee or the Grantee's successors and assigns) forever, together with all hereditaments and appurtenances thereunto belonging.

This instrument will not allow use of the property described in the 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.

OR-46766  
WIN #67, FRE #148

IN WITNESS WHEREOF, the Grantor, by its duly authorized representative, has executed this deed pursuant to the delegation of authority to the Chief, Forest Service, 7 CFR 2.42, and the delegation of authority by the Chief, Forest Service, 49 F.R. 34283, August 29, 1984, on the day and year first above written.

UNITED STATES OF AMERICA

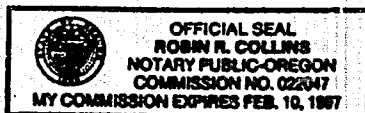
By *Jerry W. Sutherland*  
JERRY W. SUTHERLAND  
Director of Lands  
Pacific Northwest Region  
Forest Service  
U.S. Department of Agriculture

ACKNOWLEDGMENT

STATE OF OREGON                    )  
  )ss.  
County of Multnomah            )

On this 17th day of March, 1993, before me, a Notary Public in and for said State, personally appeared Jerry W. Sutherland, Director of Lands, Pacific Northwest Region, Forest Service, the same person who executed the within and foregoing instrument, who being by me duly sworn according to law, did say that he is the Director of Lands, Pacific Northwest Region, Forest Service, and that said instrument was signed in behalf of the United States of America by its authority duly given and by him delivered as and for its act and deed. And he did further acknowledge that he executed said instrument as the free act and deed of the United States of America, for the purposes and consideration herein mentioned and set forth, and I do hereby so certify.

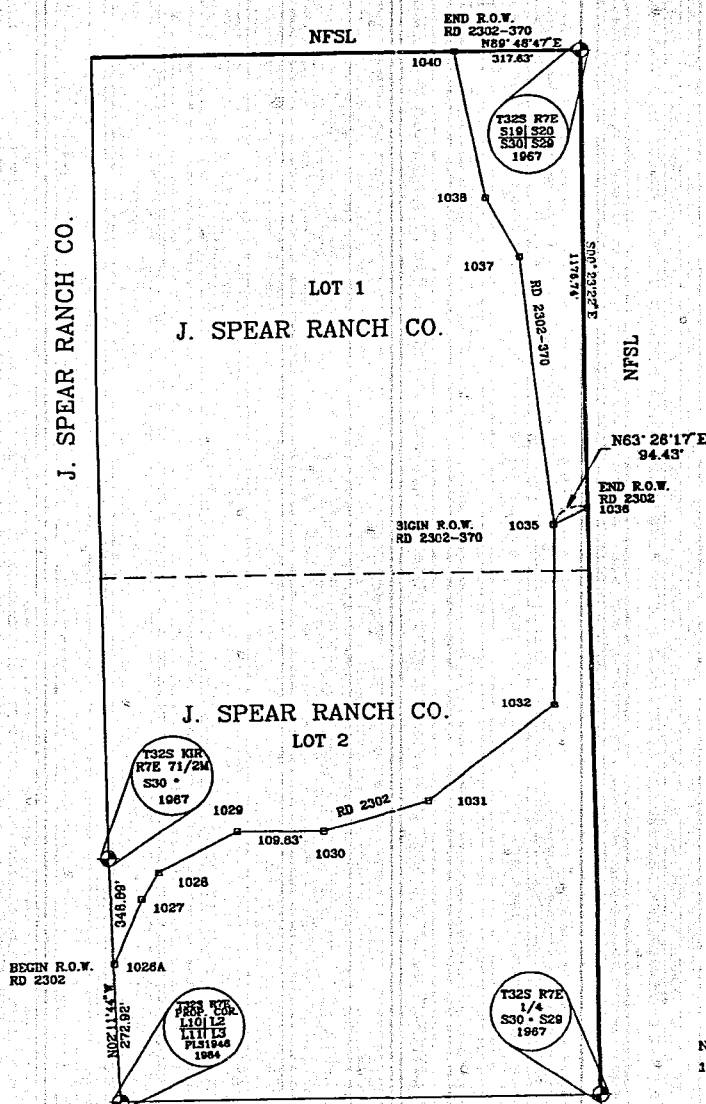
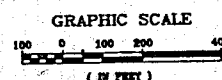
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



*Robin R. Collins*  
Notary Public for the State of Oregon  
Residing at Portland  
My Commission Expires 2/10/97

USDA FOREST SERVICE  
PACIFIC NORTHWEST REGION  
CHILOQUIN RANGER DISTRICT  
WINEMA NATIONAL FOREST

RIGHT-OF-WAY ACQUISITION  
ROAD NO. 2302 & 2302-370  
LOCATED IN: SEC. 30  
T. 32 S., R. 7 E., W.M.  
KLAMATH COUNTY, OREGON



| PI    | BEARING        | DISTANCE | % OFFSET | ROAD WIDTH |
|-------|----------------|----------|----------|------------|
| 1028A | N53° 32' 49" E | 171.88'  | 0.0      | 12'        |
| 1027  | N50° 15' 58" E | 66.77'   | 12.0P    | 10'        |
| 1028  | N62° 38' 50" E | 221.65'  | 13.0L    | 10'        |
| 1029  | S89° 23' 08" E | 219.86'  | 11.0L    | 9'         |
| 1030  | N74° 31' 09" E | 278.26'  | 28.0L    | 12'        |
| 1031  | N55° 06' 39" E | 493.79'  | 20.0L    | 10'        |
| 1032  | N00° 54' 47" E | 481.12'  | 5.0R     | 14'        |
| 1035  | N85° 26' 17" E | 84.43'   | 8.0L     | 9'         |

| PI   | BEARING     | DISTANCE | % OFFSET | ROAD WIDTH |
|------|-------------|----------|----------|------------|
| 1035 | N08°43'52"W | 482.04'  | 5.0R     | 14'        |
| 1037 | N28°31'13"W | 175.50'  | 11.0L    | 10'        |
| 1038 | N11°27'08"W | 324.94'  | 9.0R     | 10'        |
| 1040 |             |          | 8.0L     | 12'        |

1. BASIS OF BEARING - R.O.S. 1432 (SOLAR OBSERVATION).  
N00°05'E BETWEEN CORNERS OF SECTIONS 24,19,25 &30  
AND THE 1/4 CORNER OF SECTIONS 25&30.
2. RIGHT-OF-WAY WIDTH SHALL BE 66 FT. 33 FT. EACH  
SIDE OF CENTERLINE.
3. TOTAL ACREAGE OF RIGHT-OF-WAY RD 2302 2.900 ACRES ±  
TOTAL ACREAGE OF RIGHT-OF-WAY RD 2302-370 1.900 ACRES ±
4. ROUTE BEING ACQUIRED EXTENDS FROM AND TERMINATES  
AT THE PROPERTY LINE.
5. ALL TIES ARE COMPILED MEASUREMENTS TO EXISTING MONUMENTS  
AT THE CORNERS OF SECTIONS OF CORNERS.

FOUND MONUMENT  
PROPERTY LINE  
TRAVERSE POINT  
NFSL NATIONAL FOREST SYSTEM LAND

METHOD OF SURVEY: SOKKISHA/LIETZ SET 2  
WITH SDR 33

SURVEYED BY: J. ROBINSON DATE: 6/92  
DRAWN BY: J. ROBINSON DATE: 6/92  
REVIEWED BY: *[Signature]* (FOREST LAND SURVEYOR)  
RECOMMENDED BY: *[Signature]* (FOREST ENGINEER)  
APPROVED BY: *[Signature]* (FOREST SUPERVISOR)

STATE OF OREGON: COUNTY OF KLAMATH: SS.

Filed for record at request of Mountain Title Co the 5th day  
of April A.D., 1993 at 2:02 o'clock P. M., and duly recorded in Vol. M93  
of Deeds on Page 6848.

Evelyn Biehn - County Clerk

By D. Andrew Miller

**FEE \$25.00**