

2013-002132

Klamath County, Oregon

02/26/2013 12:10:02 PM

Fee: \$57.00

RECORDING COVER SHEET**ORS 205.234**

This cover sheet has been prepared by the person presenting the attached instrument for recording. Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.

1. AFTER RECORDING RETURN TO -

Required by ORS 205.180(4) & 205.238:

Klamath Basin Geopower
200 S. Virginia St Suite 560
Reno, NV 89501

2. TITLE(S) OF THE TRANSACTION(S) - Required by ORS 205.234(1)(a)

Note: "Transaction" means any action required or permitted by law to be recorded, including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. Enter descriptive title for the instrument:

GEOTHERMAL LEASE AND AGREEMENT

3. DIRECT PARTY / GRANTOR and Address - Required by ORS 234(1)(b)

Darrell Campbell

Grantor's Address:

13254 Hwy 140 EAST
Klamath Falls, OR
97603

4. INDIRECT PARTY / GRANTEE and Address - Required by ORS 234(1)(b)

Klamath Basin Geopower

Grantee's Address:

200 S. Virginia St. Suite 560
Reno, NV
89501

5. For an instrument conveying or contracting to convey fee title, the information required by ORS 93.260:

**UNTIL A CHANGE IS REQUESTED,
ALL TAX STATEMENTS SHALL BE
SENT TO THE FOLLOWING
ADDRESS:**

6. TRUE AND ACTUAL

CONSIDERATION - Required by ORS 93.030 for an instrument conveying or contracting to convey fee title or any memorandum of such instrument:

\$

7. TAX ACCOUNT NUMBER OF THE PROPERTY, IF THE INSTRUMENT CREATES A LIEN OR OTHER INTEREST THAT COULD BE SUBJECT TO TAX FORECLOSURE -

Required by ORS 312.125(4)(b)(B):

EXHIBIT C
MEMORANDUM OF GEOTHERMAL LEASE AND AGREEMENT
RECORDING REQUESTED BY, AND WHEN RECORDED, RETURN TO:

Klamath Basin Geopower
c/o
200 South Virginia Street, Suite 560
Reno, NV 89501

MEMORANDUM OF GEOTHERMAL LEASE AND AGREEMENT

THIS MEMORANDUM OF LEASE AND GEOTHERMAL AGREEMENT ("Memorandum of Lease") dated the 5 day of February, 2013 ("Effective Date"), by and between Darrell Campbell hereafter referred to individually or in total as "Lessor", and Klamath Basin Geopower, Inc., a Nevada Corporation ("Lessee").

RECITALS

WHEREAS, Lessor and Lessee have executed that certain Geothermal Lease and Agreement ("Lease") dated as of the 5 day of February, 2013 ("Lease Effective Date"), conveying a leasehold interest in certain geothermal steam, geothermal fluids, geothermal energy, heat, hot water, extractable minerals, and all byproducts and gases associated therewith ("Leased Substances") located on and within the real property located in Klamath County, Oregon, as more particularly described in Section 2, of this Memorandum of Lease ("Premises"); and

WHEREAS, Lessor and Lessee desire to record notice of the Lease in the real estate records of Klamath County, Oregon.

NOW, THEREFORE, in consideration of the foregoing, Lessor and Lessee hereby declare as follows:

1. Demise. Lessor has leased and hereby does lease the Premises for the purpose of exploring, prospecting, drilling, mining and operating for and producing, treating, converting, extracting, processing and utilizing Leased Substances, as well as storing, taking, removing, transporting, and disposing of such Leased Substances in order to generate electric power and other commercial products and byproducts for use or sale, along with easements for access upon and across the surface of the Premises and through the strata of the Premises and the right to store equipment and materials, and to construct, use, maintain, operate and

remove any and all facilities thereon and therein (including transmission and generation-tie lines), all as may be necessary, useful, or convenient in connection with and to accomplish the foregoing.

2. Premises. The Premises is described as follows:

The "Premises" that is the subject of the Lease includes the real property, situated in the State of Oregon, County of Klamath, in an unincorporated area, described as follows:

Klamath County, Oregon

3. Term. The Lease is for a term ("Initial Term") of ten (10) years beginning on the Lease Effective Date and continues thereafter indefinitely ("Extended Term" and together with the Initial Term, the "Term") provided that certain conditions are satisfied by the Lessee.

4. Restrictions on Encumbrances. Throughout the Term of the Lease, Lessor is prohibited from recording against the Premises liens, encumbrances, water rights, geothermal rights and other matters that would constitute exceptions to title and has the duty to defend the title and to indemnify the Lessee from and against any liens or encumbrances.

5. Restrictions on Transfer. Subject to certain exceptions, Lessor may transfer its interest in the Premises to a third party subject to the restrictions which are set forth with more particularity in the Lease.

6. Counterparts. This Memorandum of Lease may be executed in any number of counterparts, each of which shall be deemed to be an original and all of which together shall comprise but a single instrument.

7. Purpose. The purpose of this Memorandum of Lease is to give public notice of the existence of the Lease and is not intended to limit or augment any of the rights granted in the Lease, the terms of which are incorporated herein by reference. In the event of any inconsistency between this Memorandum of Lease and the terms and conditions of the Lease, the Lease shall prevail.

IN WITNESS WHEREOF, the Lessor and Lessee have caused this Lease to be duly executed as of the date written below:

LESSOR KLAMATH BASIN GEOPOWER, INC., A NEVADA CORPORATION

NAME:

NAME:

DATE:

NAME:

BILL HONJAS

PRESIDENT- KLAMATH BASIN GEOPOWER.

DATE:

(Effective Date)

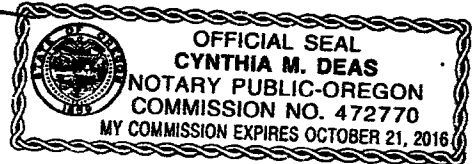
State of Oregon
County of Klamath

On 2-5-13 before me, Cynthia M. Deas, Notary Public, personally appeared Darrell Campbell, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Oregon that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



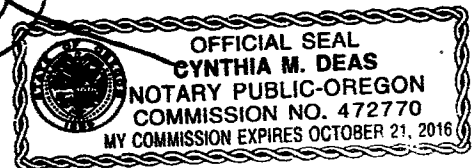
State of Oregon
County of Klamath

On 2-5-13 before me, Cynthia M. Deas, Notary Public, personally appeared Bill Honjas, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Oregon that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



State of _____
County of _____

On _____ before me _____, Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of _____ that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

Order No 0085386



STATUS OF RECORD TITLE

OPTIM SOFTWARE AND DATA SOLUTIONS
200 S VIRGINIA AVE SUITE 560
RENO, NV 89501

Date
Title Number
Title Officer
Fee

June 17, 2009

\$200 00

Attn BILL HONJAS

cc SUSAN HOUSE

We have searched our Tract Indices as to the following described property:

PARCEL 1

All that portion of the SW1/4 SE1/4 of Section 15, Township 39 South Range 10 East of the Willamette Meridian, Klamath County, Oregon, lying North of the U S R S Canal, South of the Klamath Falls-Lakeview Highway and East of a line running South 4°10' East from a point on the South line of the Highway to the U S R S Canal, said point being located 138 feet Easterly from the Northeast corner of the Sweeney tract, which Northeast corner is described as bearing South 38°50' East 1076 feet from the Northwest corner of said SW1/4 SE1/4 of Section 15

PARCEL 2

Also, all that portion the SW1/4 SE1/4 of Section 15, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon lying Southeasterly from the right of way of the U S R S Canal

PARCEL 3

Also, Lot 1 of Section 22, Township 39 South, Range 10 East of the Willamette Meridian, saving and excepting the portion contained in right of way of the U S R S Canal

We find that the last deed of record runs to:



and dated as of June 15, 2009 at 8 00 A M