

MTC 315368 AM
After Recording Return To:
E. Bradley Litchfield
Hutchinson Cox
PO Box 10886
Eugene, OR 97440

2020-000721

Klamath County, Oregon

01/17/2020 02:33:00 PM

Fee: \$107.00

AMENDED AND CORRECTED TERMINATION AND RELEASE OF LEASES

This TERMINATION AND RELEASE OF LEASE is executed this 23rd day of December, 2019 by Klamath Basin Geopower, Inc., a Nevada Corporation (KBG), with its registered office at 200 South Virginia Street, Suite 560, Reno, Nevada 89501.

1. Lease. Pursuant to the certain Geothermal Lease and Agreement entered into between Jespersen Edgewood, Inc., and Optim, Inc. as evidenced by that Memorandum of Geothermal Lease and Agreement recorded on November 19, 2010 as document No. 2010-013434 in the official Records of Klamath County, Oregon ("Lease 1"), and as assigned by that November 25, 2013 Assignment of Geothermal Lease and Agreement by and between Klamath Basin Geopower, Inc., a Nevada Corporation (the "Lessee") and Edgewood Ranch, Inc., an Oregon Corporation, Jespersen Swan Lake, Inc., an Oregon Corporation, and LJ2, LLC, an Oregon Limited Liability Company (the "Lessor") and by that certain Geothermal Lease And Agreement entered into between Lessee and Lessor on November 25, 2013 as evidenced by that Memorandum of Geothermal Lease and Agreement recorded on December 3, 2013 as document No. 2013-03324 and re-recorded on December 6, 2013 as document No. 2013-013432 ("Lease 2") Lessor leased to Lessee certain real property located in Klamath County, Oregon, which real property is more particularly described in the attached Exhibit A.
2. Termination and Release. Klamath Basin Geopwer, Inc. does hereby terminate Lease 1 and Lease 2 and release and relinquish any right, title and interest of the Lessee in the property described in Exhibit A arising by reason of the Lease 1 or Lease 2.
3. Incorporation of Leases. This termination and release, incorporates herein all of the terms and provisions of the Lease 1 (as assigned) and Lease 2 (as re-recorded) as though fully set forth herein.

IN WITNESS WHEREOF, KLAMATH BASIN GEOPOWER, INC. has executed this Termination and Release of Lease as of the date set forth above.

KLAMATH BASIN GEOPOWER, INC., A Nevada Corporation

By: [Signature]

Name: W.D. Giesche

Title: Trustee

State of Nevada; County of Washoe

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 23rd day of December, 2019, By W.D. Giesche of Chapter 4 Trustee.



[Signature]
NOTARY PUBLIC FOR NEVADA
My Commission expires: 12/23/19

Exhibit A

PARCEL 1:

IN TOWNSHIP 37 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, KLANATH COUNTY, OREGON:

Section 14: W1/2 SW1/4
Section 15: NW1/4 NW1/4, S1/2 N1/2, NE1/4 SE1/4
Section 23: W1/2 NE1/4, SE1/4 NE1/4, E1/2 SE1/4
Section 24: SW1/4 SW1/4
Section 25: W1/2, W1/2 SE1/4
Section 26: E1/2 E1/2
Section 35: NE1/4 NE1/4
Section 36: All

IN TOWNSHIP 38 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, KLANATH COUNTY, OREGON:

Section 12: NE1/4, E1/2 NW1/4, NE1/4 SE1/4

Tax Account No: 3810-00000-03000-000

Key No: 454421

IN TOWNSHIP 38 SOUTH, RANGE 11 1/2 EAST OF THE WILLAMETTE MERIDIAN, KLANATH COUNTY, OREGON:

Section 6: Government Lots 3, 5, 6 and 7; SE1/4 NW1/4, E1/2 SW1/4, SW1/4 SE1/4
Section 7: Government Lots 1, 2, 3 and 4; W1/2 E1/2, SE1/4 NE1/4, E1/2 W1/2, E1/2 SE 1/4, NE1/4 NE1/4
Section 8: W1/2 SW1/4
Section 17: W1/2
Section 18: Government Lots 1 and 2; NE1/4, E1/2 NW1/4
Section 20: SW1/4 NE1/4, NW1/4, N1/2 SW1/4, W1/2 SE1/4, SE1/4 SE1/4
Section 21: S1/2 SW1/4, SW1/4 SE1/4
Section 27: W1/2 SW1/4, SE1/4 SW1/4, EXCEPTING THEREFROM that portion of the SE1/4 SW1/4 conveyed to Oregon - California and Eastern Railway Company by deed recorded May 26, 1917 in Book 47 at page 392, Deed Records of Klamath County, Oregon. AND EXCEPTING from the SE1/4 SW1/4 that portion thereof lying Easterly of the Easterly line of the Oregon - California and Eastern Railway Company right of way.
Section 28: N1/2, NE1/4 SW1/4, SE1/4
Section 29: NE1/4, SE1/4 NW1/4, E1/2 SW1/4
Section 32: NE1/4 NW1/4, EXCEPTING THEREFROM all that portion lying within the Klamath Falls - Lakeview Highway (Highway 140)

Continued

PARCEL 3:

Parcel A:

The NE1/4 of Section 32, Township 37 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Parcel B:

The S1/2 NE1/4 and SE1/4 of Section 21 and S1/2 NW1/4 and SW1/4 of Section 22, Township 37 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Parcel C:

The NW1/4 of Section 28, Township 37 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Parcel D:

The NE1/4 NE1/4 of Section 19, Township 37 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Parcel E:

The E1/2 NE1/4 and the E1/2 W1/2 NE1/4 and that portion of the SE1/4 lying Easterly of Edgewood Lane in Section 18, Township 37 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Parcel F:

The E1/2 SE1/4 NE1/4, Section 7, Township 37 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Parcel G:

The W1/2 and SE1/4 and W1/2 W1/2 SW1/4 NE1/4 of Section 8; SW1/4, W1/2 SE1/4 and NE1/4 SE1/4, Section 9; SW1/4, S1/2 SE1/4 and NW1/4 SE1/4, Section 15; all of Sections 16 and 17; E1/2 and N1/2 NW1/4, Section 20; W1/2 and N1/2 NE1/4, Section 21; E1/2 and N1/2 NW1/4, Section 22; W1/2 and W1/3 SE1/4, Section 23; W1/2 and W1/2 E1/2, Section 26; E1/2 and NW1/4, Section 27; SW1/4, Section 28, SE1/4, Section 29; NE1/4 NE1/4, Section 34; N1/2 NW1/4 and NW1/4 NE1/4, Section 35, all in Township 37 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Parcel H:

The SW1/4 SE1/4 of Section 5; N1/2 NE1/4, SE1/4 NE1/4 and that portion of the SW1/4 NE1/4 and the NE1/4 SE1/4 of Section 8 lying East of Swan Lake Road; and the S1/2 NW1/4 and that portion of the SW1/4 of Section 9, lying East of Swan Lake Road, all being in Township 38 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, Excepting therefrom the following described tract: Beginning at a point 50 links due East from a point on the Section line 20 chains South of the Northwest corner of SW1/4 of Section 9, Township 38 South, Range 10 East of the Willamette Meridian; run thence, due East 6.50 chains; thence North 1.75 chains; thence East 5 chains; thence South 4 chains; thence West 5 chains; thence North 1.75 chains; thence West 6.50 chains; thence North .50 chains to the point of beginning.

Continued

(Parcel 2 Legal Continued)

Parcel J:

A parcel of land situated in Section 9, Township 38 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point 50 links due East from a point on the Section line 20 chains South of the Northwest corner of the SW1/4 of Section 9, Township 38 South, Range 10 East of the Willamette Meridian; run thence, due East 6.50 chains; thence North 1.75 chains; thence East 5 chains; thence South 4 chains; thence West 5 chains; thence North 1.75 chains; thence West 6.50 chains; thence North .50 chains to the point of beginning.

Parcel J:

The SE1/4 SE1/4 of Section 5, Township 38 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Parcel K:

The S1/2 SW1/4 of Section 4 and the N1/2 NW1/4 of Section 9, Township 38 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Parcel L:

The NE 1/4 of Section 28 and the NE1/4 of Section 29, Township 37 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Parcel M:

The SW1/4 of Section 27, and the SE1/4 of Section 28, Township 37 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH an easement for ingress and egress over the Westerly 30 feet of the NE1/4 of Section 28, Township 37 South, Range 10 East, Willamette Meridian, Klamath County, Oregon, as granted by instrument recorded April 27, 1994 in Volume M94, Page 12606, Microfilm Records of Klamath County, Oregon.