

2023-009076

Klamath County, Oregon

10/20/2023 03:13:01 PM

Fee: \$97.00

575319AM

After recording return to:

No Change

**GRANTOR:**

Cameron A. Curtiss  
Leona V. Curtiss aka Jennie L. Curtiss  
21051 Highway 140 W  
Klamath Falls, OR 97601

**GRANTEE:**

Cameron A. Curtiss Revocable Trust  
Leona V. Curtiss Revocable Trust  
21051 Highway 140 W  
Klamath Falls, OR 97601

*Space reserved for recorder's use*

**QUITCLAIM DEED AND RELEASE**

CAMERON A. CURTISS, and LEONA V. CURTISS, aka JENNIE L. CURTISS, as tenants by the entirety ("Grantor"), hereby convey, release and quitclaim to CAMERON A. CURTISS and LEONA V. CURTISS, as Co-Trustees of the Cameron A. Curtiss Revocable Trust U/T/A dated August 17, 2007, as to an undivided 60% interest, and LEONA V. CURTISS and CAMERON A. CURTISS, as Co-Trustees of the Leona V. Curtiss Revocable Trust U/T/A dated August 17, 2007, as to an undivided 40% interest, and their heirs, successors, and assigns ("Grantee"), all of its right, title and interest in and to all geothermal steam and heat and all metals, ores and minerals of any nature whatsoever in or upon the real property situated in the County of Klamath, State of Oregon and particularly described on Exhibit A attached hereto, 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 (the "Mineral Rights"). Grantor hereby represents that it has good and marketable title to the Mineral Rights, free and clear of all encumbrances, liens, and charges of whatever kind of nature. Further, Grantor hereby represents that it has not granted any

options, assignments, nor has Grantor obligated itself in any manner whatsoever to sell, transfer, or assign the Mineral Rights to any other party other than Grantee.

The true and actual consideration for this transfer in terms of dollars is \$-0-.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY UNDER ORS 195.305. THIS INSTRUMENT DOES 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 FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.305.

DATED: October 20, 2023.

**GRANTOR**

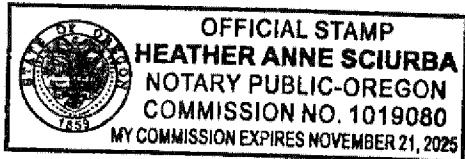
Cameron A. Curtiss  
**CAMERON A. CURTISS**

Leona V. Curtiss  
**LEONA V. CURTISS, aka JENNIE L. CURTISS**

STATE OF Oregon

COUNTY OF Klamath ) ss.

This instrument was acknowledged before me this 20 day of October, 2023, by **CAMERON A. CURTISS** as an individual, who stated he is authorized to execute the foregoing instrument.

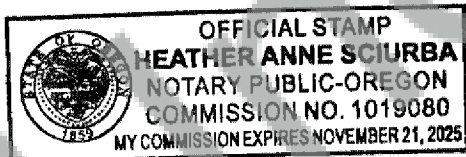


[Signature]  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: Nov. 21, 2025

STATE OF Oregon

COUNTY OF Klamath ) ss.

This instrument was acknowledged before me this 20 day of October, 2023, by **LEONA V. CURTISS, aka JENNIE L. CURTISS**, as an individual, who stated she is authorized to execute the foregoing instrument.



[Signature]  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: Nov. 21, 2025

## **EXHIBIT A**

### **PARCEL 1:**

Township 36 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon:

Section 21: Government Lot 1

Section 27: Government Lots 1, 2, 3, 4 and 5, SW1/4, SW1/4 SE1/4

Section 28: Government Lots 1 and 2, NE1/4, E1/2 SE1/4, and NW1/4 SE1/4  
EXCEPTING the following: Beginning at the Northwest corner of said NW1/4 SE1/4; thence South along the West line of said NW1/4 SE1/4 to the Southwest corner thereof; thence East along the South line of said NW1/4 SE1/4 to the Southeast corner thereof; thence Northwesterly along a straight line to the point of beginning.

Section 33: That portion of Government Lot 1, more particularly described as follows:

Beginning at the Northeast corner of said Section 33; thence West along the North line thereof to the Southwest corner of the SE1/4 SE1/4 of Section 28; thence Southeasterly along a straight line to the Southeast corner of said Government Lot 1; thence North along the East line of said Section 33 to the point of beginning.

Section 34: Government Lot 6, NW1/4 NE1/4, N1/2 NW1/4, SW1/4 NE1/4, SE1/4 NW1/4, The East 60 feet of the E1/2 SW1/4, that portion of the SW1/4 NW1/4, more particularly described as follows:

Beginning at the Northwest corner of said SW1/4 NW1/4; thence Southeasterly along a straight line to the Southeast corner of said SW1/4 NW1/4; thence North along the East line of said SW1/4 NW1/4 to the Northeast corner thereof; thence West along the North line of said SW1/4 NW1/4 to the point of beginning.

### **PARCEL 2:**

A parcel of land situated in the N1/2 of the N1/2 of Section 3, Township 37 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point which bears North 89° 10' 48" West 60.00 feet from the N1/4 corner of said Section 3; thence South 01° 12' 43" East 699.28 feet to the North line of Eagle Ridge Road; thence along the North line of Eagle Ridge Road 152.28 feet along the arc of a 307.03 feet radius curve to the left, the long chord of which bears North 43° 46' 29" East 150.73 feet and having a delta angle of 28° 25' 04"; thence 307.71 feet along the arc of a 480.00 foot radius curve to the right, the long chord of which bears North 47° 55' 52" East 302.47 feet and having a delta angle of 36° 43' 51"; thence 64.33 feet along the arc of a 110.00 radius curve to the right, the long chord of which bears North 83° 03' 05" East 63.42 feet and having a delta angle of 33° 30' 36"; thence leaving the North line of Eagle Ridge Road North 00° 09' 31" East 374.12 feet to a point on the North line of said Section 3; thence along the North line of said Section 3 at a bearing of North 89° 10' 48" West 407.63 feet to the point of beginning; with bearings based on County Survey 6076.