

2023-009077

Klamath County, Oregon

10/20/2023 03:13:01 PM

Fee: \$107.00

575319AM

After recording return to:  
Jordan Ramis PC  
Attn: Steven L. Shropshire  
360 SW Bond St., Ste. 510  
Bend OR 97702

**GRANTOR:**

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

**GRANTEE:**

RCR Holdings LLC  
Attention: Greg Nelson  
PO Box 5027  
Larkspur, CA 94977

*Space reserved for recorder's use*

**QUITCLAIM DEED AND RELEASE**

**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 ("Grantor"),** hereby convey, release and quitclaim to **RCR HOLDINGS LLC, an Oregon limited liability company,** and its 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 Revocable Trust  
U/T/A dated August 17, 2007, as amended**

By: Cameron A. Curtiss  
Cameron A. Curtiss, Co-Trustee

Date: OCT. 20, 2023

By: Leona V. Curtiss  
Leona V. Curtiss, aka Jennie L. Curtiss,  
Co-Trustee

Date: OCT. 20, 2023

**Leona V. Curtiss Revocable Trust U/T/A  
dated August 17, 2007, as amended**

By: Leona V. Curtiss  
Leona V. Curtiss, aka Jennie L. Curtiss,  
Co-Trustee

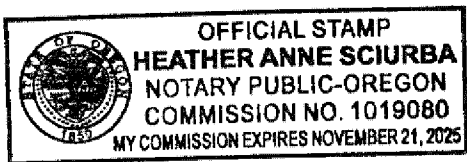
Date: OCT. 20, 2023

By: Cameron A. Curtiss  
Cameron A. Curtiss, Co-Trustee

Date: OCT. 20, 2023

STATE OF Oregon,  
COUNTY OF Klamath ss.

This instrument was acknowledged before me this 20 day of Oct., 2023,  
by Cameron A. Curtiss as Co-Trustee of Cameron A. Curtiss Revocable Trust U/T/A dated  
August 17, 2007, who stated he is authorized to execute the foregoing instrument on behalf of  
the trust.



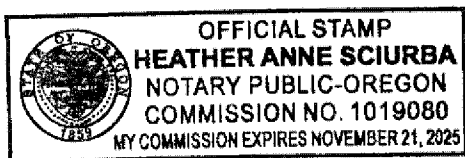
A handwritten signature of Heather Anne Sciurba in cursive script.

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 Oct., 2023,  
by Leona V. Curtiss as Co-Trustee of Cameron A. Curtiss Revocable Trust U/T/A dated August  
17, 2007, who stated she is authorized to execute the foregoing instrument on behalf of the  
trust.



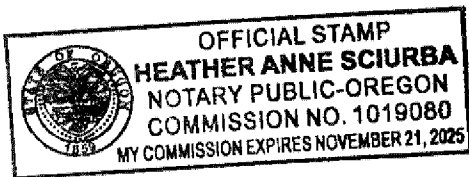
A handwritten signature of Heather Anne Sciurba in cursive script.

NOTARY PUBLIC FOR OREGON

My Commission Expires: Nov. 21 2025

STATE OF Oregon  
COUNTY OF Klamath ss.

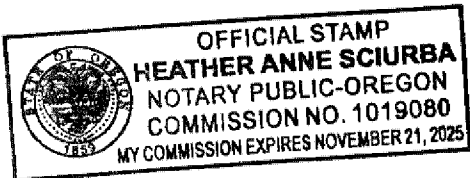
This instrument was acknowledged before me this 20 day of Oct., 2023,  
by Cameron A. Curtiss as Co-Trustee of Leona V. Curtiss Revocable Trust U/T/A dated August  
17, 2007, who stated he is authorized to execute the foregoing instrument on behalf of the trust.



[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 Oct, 2023,  
by Leona V. Curtiss as Co-Trustee of Leona V. Curtiss Revocable Trust U/T/A dated August 17,  
2007, who stated she is authorized to execute the foregoing instrument on behalf of the trust.



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

## **EXHIBIT A**

### **PARCEL 1:**

Parcel 1 of Land Partition 43-01 in Sections 28, 32, 33, and 34 in Township 36 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon and Sections 3, 4, and 9, including Government Lot 4 in Section 4, in Township 37 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

### **PARCEL 2:**

Township 37 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon:

Section 4: Government Lots 2, 3, 7, 8, 12, 13 and 14; SE1/4 NW1/4; NE1/4 SW1/4 and Government Lot 9 lying Southerly and Westerly of the Lake of the Woods Highway.

ALSO Government Lot 1 EXCEPT that portion thereof heretofore conveyed to Weyerhaeuser Timber Company to the State of Oregon by deed dated September 13, 1951, recorded October 3, 1951 in Volume 250, page 175, Deed Records of Klamath County, Oregon.

Section 8: NW1/4 SW1/4; S1/2SW1/4; NE1/4 SW1/4; SE1/4

Section 9: Government Lots 1, 2, 3, 4, 5, 6, 7, 8, and 9; N1/2 SW1/4; NW1/4 SE1/4

ALSO that part of the SW1/4 SW1/4 described as follows:

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

Section 17: N1/2 NW1/4

EXCEPTING THEREFROM that portion conveyed to the State of Oregon by and through its Department of Transportation by Warranty Deed recorded December 5, 2003 in Volume M03, page 89160, Microfilm Records of Klamath County, Oregon.

### **PARCEL 3:**

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 4:

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.

PARCEL 5:

Parcel 1 of Land Partition 10-13 situated in the SW1/4 of Section 34, Township 36 South, Range 7 East of the Willamette Meridian, and the NW1/4 of Section 3, Township 37 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, recorded August 15, 2013 in Volume 2013-009390, Microfilm Records of Klamath County, Oregon.