BK8411P63620

After Recording, Return To:

Steven M. Corey, Esq. 222 S.E. Dorion Avenue P.O. Box 218 Pendleton, Oregon 97801

WARRANTY DEED

KENNECOTT UTAH COPPER CORPORATION, a Delaware corporation, with its principal office located in Salt Lake County, State of Utah, Grantor, hereby conveys and warrants to CALVIN J. SPRATLING and CARLA P. SPRATLING, husband and wife, of Umatilla County, State of Oregon, joint tenants as to an undivided one-half interest, and WILLIAM MAX SPRATLING, a married man dealing with his separate property, of Elko County, State of Nevada, as to an undivided one-half interest, Grantees, for TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, that certain real property located in Salt Lake County, State of Utah, described in Exhibit "A" attached hereto and by this reference made a part hereof.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed on the $\sqrt{\mathcal{P}}$ day of September, 2000.

KENNECOTT UTAH COPPER CORPORATION

Jur

Its Vice President and General Manager, Health, Environmental, Tailings and Water Service SS

COUNTY OF SALT LAKE

On the _______ day of September, 2000, before me appeared William R. Williams, personally known to me (or proved to me on the basis of satisfactory evidence) to be the Vice President and General Manager, Health, Environmental, Tailings and Water Service of Kennecott Utah Copper Corporation, a Delaware corporation, the officer executing the foregoing instrument, and acknowledged to me that said corporation executed the foregoing instrument pursuant to the authority of its by laws or board of directors, and acknowledged to me that said corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal on the date in this certificate first above written.

VIOTADV DI IRI IC

My Commission Expires:

Aub. 24, 2003

NOTARY PUBLIC STATE OF UTAH My Commission Expires February 24, 2003 CHANTAE LESSARD 9097 South 2110 West West Jordan Utah 84088

EXHIBIT "A"

The real property described in Schedules 1 and 2 (surface rights only as to that portion of Parcel "C-1" lying in Section 36, T.2S, R.3W., SLB&M), Schedules 3, 4, 5 and 6 (surface rights only as to that portion of Parcel G lying in the Southwest quarter of Section 28, T.2S, R.2W, SLB&M) and Schedule 7, all of which are attached hereto and by this reference made a part hereof, said property being part of a 33-foot wide right-of-way upon which a private graded access road is located, referred to as the "TV Tower Access Road" in an as-built survey prepared by Vaughn E. Butler, Registered Land Surveyor, and filed together with a "Survey Map" based upon such as-built survey in the office of the County Surveyor for Salt Lake County, Utah on December 29, 1994 as File No. SV94120694, a copy of which Survey Map is attached as Schedule 8 hereto and by this reference made a part hereof.

SUBJECT TO a right-of-way easement in favor of Kennecott Corporation, Kennecott Exploration (Australia) Ltd., and/or Kennecott Utah Copper Corporation (collectively "Kennecott") covering existing electrical transmission lines, pipeline corridors, service roads and railroad trackage, as more particularly shown in the Official Records of Salt Lake County, Utah, or by actual use upon the premises, and as represented on the Survey Map attached as Schedule 8 hereto; and

FURTHER SUBJECT TO (1) the right of Grantor to use the TV Tower Access Road from its point of origin at Utah Highway 111 near 7800 South in Salt Lake County, Utah to the B&G Railroad Grade; provided, however, Grantor's use of the TV Tower Access Road shall be limited to vehicles weighing less than 6,000 pounds which are not equipped with tracks; (2) the right of Grantor's tenants, who lease the surrounding property for agricultural purposes, if any, to use the TV Tower Access Road from its point of beginning at Utah Highway 111 to the B&G Railroad Grade; provided, however, such use shall be limited to vehicles weighing less than 24,000 pounds which are not equipped with tracks; and (3) the right of Glen Wood, his successors and assigns to use the TV Tower Access Road from its point of beginning at Utah Highway 111 to the point where it connects with the property formerly owned by the State of Utah, described in Schedule 6 hereto, which right-of-way is appurtenant to the adjoining land owned or formerly owned by Glen Wood.

FURTHER SUBJECT TO all recorded easements and other interests of record affecting said real property which have not expired according to the terms of the instrument or instruments creating such interests, or lapsed or expired by operation of law.

SCHEDULE 1 TO EXHIBIT "A"

Parcel "C"

A 33-foot strip of land which is part of the "TV Tower Access Road" and which lies 16.50 feet on each side of the following described center line:

Beginning at the point of intersection of the old access road and said TV Tower Access Road, which point is North 1555.81 feet and West 393.53 feet from the Southeast Corner of Section 35. T.2 S., R.3 W., S.L.B.& M. and running thence S. 57°32'40" E. 139.55 feet; thence S. 46°01'40" E. 188.77 feet to a 30.55-foot radius curve to the left; thence along the arc of said curve 80.14 feet (chord bears N. 58°49'21" E. 59.06 feet); thence N. 16°19'39" W. 207.78 feet; thence N. 33°34'49" W. 279.11 feet to a 301.25-foot radius curve to the right; thence along the arc of said curve 236.38 feet (chord bears N. 11°06'03" W. 230.36 feet); thence N. 11°22'42" E. 85.60 feet to a 217.87-foot radius curve to the right; thence along the arc of said curve 210.00 feet (chord bears N. 38°59'29" E. 201.96 feet); thence N. 66°36'17" E. 110.00 feet; thence N. 62°23'08" E. 180.98 feet to a 1223.51-foot radius curve to the right; thence along the arc of said curve 225.00 feet (chord bears N. 67°39'14" E. 224.68 feet); thence N. 72°55'20" E. 57.70 feet to a 60.30-foot radius curve to the left; thence along the arc of said curve 141.00 feet (chord bears N. 5°56'12" E. 111.00 feet); thence N. 61°02'56" W. 78.02 feet; thence N. 60°58'36" W. 181.31 feet; thence N. 82°22'27" W. 178.54 feet to a 64.12-foot radius curve to the right; thence along the arc of said curve 183.00 feet (chord bears N. 0°36'53" W. 126.92 feet); thence N. 81°08'42" E. 199.81 feet; thence N. 81°38'49" E. 204.63 feet to a 1798.30-foot radius curve to the right; thence along the arc of said curve 320.85 feet (chord bears N. 86°45'30" E. 320.42 feet); thence S. 88°07'50" E. 154.52 feet to a 518.78-foot radius curve to the left; thence along the arc of said curve 308.22 feet (chord bears N. 74°50'57" E. 303.71 feet); thence N. 57°49'43" E. 56.78 feet; to the northerly line of Oxford No. 7 Claim from which corner No. 4 of said claim bears N 67°47'00" W. 171.01 feet and the Southeast Corner of said Section 35, is South 3079.16 feet and West 1143.52 feet.

SCHEDULE 2 TO EXHIBIT "A"

Parcel C-1

A 33-foot strip of land which is part of the "TV Tower Access Road" and which lies 16.50 feet on each side of the following described center line:

Beginning at the point of intersection of said TV Tower Access Road and the northerly line of Oxford No. 7 Claim which point is North 3079.16 feet and East 1143.52 feet from the Southeast Corner of said Section 35, T. 2 S., R. 3 W., S.L.B. and M., thence N. 57°49'43" E. 42.72 feet; thence N. 45°31'46 E. 127.47 feet; thence N. 36°19'59" E. 112.72 feet to a 63.98-foot radius curve to the right; thence along the arc of said curve 60.00 feet (chord bears N. 63°12'03" E. 57.83 feet); thence S. 89°55'53" E. 71.93 feet to a 150.12-foot radius curve to the left; thence along the arc of said curve 100.00 feet (chord bears N. 70°59'09" E. 98.16 feet); thence N. 51°54'11" E. 57.26 feet to a 168.39-foot radius curve to the right; thence along the arc of said curve 90.00 feet (chord bears N. 67°12'52" E. 88.93 feet); thence N. 82°31'33" E. 83.70 feet to a 286.74-foot radius curve to the left; thence along the arc of said curve 276.00 feet (chord bears N. 54°57'04" E. 265.47 feet); thence N. 27°22'36" E. 300.16 feet; thence N. 6°15'04" E. 245.98 feet to a 375.98-foot radius curve to the left; thence along the arc of said curve 160.00 feet (chord bears N. 5°56'24" W. 158.80 feet); thence N. 18°07'52" W. 49.73 feet to a 24.41-foot radius curve to the right; thence along the arc of said curve 71.00 feet (chord bears N. 65°10'51" E. 48.50 feet); thence S. 31°30'25" E. 216.70 feet to a 23.23-foot radius curve to the left; thence along the arc of said curve 60.00 feet (chord bears N. 74°29'18" E. 44.65 feet); thence N. 0°29'02" E. 97.51 feet to a 203.41-foot radius curve to the right; thence along the arc of said curve 130.00 feet (chord bears N. 18°47'34" E. 127.80 feet); thence N. 37°06'07" E. 257.68 feet; thence N. 45°24'27" E. 213.08 feet to a 533.61-foot radius curve to the left; thence along the arc of said curve 220.00 feet (chord bears N. 33°35'46" E. 218.45 feet); thence N. 21°47'06" E. 61.99 feet to a 157.20-foot radius curve to the right; thence along the arc of said curve 310.00 feet (chord bears N. 78°16'50" E. 262.15 feet); thence S. 45°13'25" E. 360.06 feet to a 2174.63-foot radius curve to the right; thence along the arc of said curve 197.00 feet (chord bears S. 42°37'43" E. 196.93 feet); thence S. 40°02'00" E. 25.67 feet to a 424.59-foot radius curve to the left; thence along the arc of said curve 480.00 feet (chord bears S. 72°25'11" E. 454.84 feet); thence N. 75°11'38" E. 136.60 feet to a 1054.12-foot radius curve to the left; thence along the arc of said curve 320.00 feet (chord bears N. 66°29'50" E. 318.77 feet); thence N. 57°48'02" E. 137.72 feet; thence N. 66°28'08" E. 247.87 feet to a 403.26 foot-radius curve to the right; thence along the arc of said curve 137.00 feet (chord bears N. 76°12'06" E. 136.34 feet); thence N. 85°56'04" E. 33.62 feet to a 135.19-foot radius curve to the left; thence along the arc of said curve 120.00 feet (chord bears N. 60°30'18" E. 116.10 feet); thence N. 35°04'33" E. 88.01 feet; thence N. 52°43'48" E. 123.15 feet; thence N. 53°31'22" E. 95.57 feet; thence N. 36°46'23" E. 50.14 feet to a 61.89-foot radius curve to the right; thence along the arc of said curve 80.00 feet (chord bears N. 73°48'16" E. 74.55 feet); thence S. 69°09'51" E. 247.94 feet to a 269.06-foot radius

curve to the right; thence along the arc of said curve 139.40 feet (chord bears S. 54°19'17" E. 137.85 feet); thence S. 39°28'43" E. 149.59 feet; thence S. 60°29'39" E. 276.96 feet; thence S. 77°22'29" E. 408.47 feet to a 263.58-foot radius curve to the left; thence along the arc of said curve 130.00 feet (chord bears N. 88°29'45" E. 128.69 feet); thence N. 74°21'59" E. 797.32 feet to a 354.83-foot radius curve to the right; thence along the arc of said curve 363.00 feet (chord bears S. 76°19'32" E. 347.38 feet); thence S. 47°01'04" E. 15.12 feet to a 40.16-foot radius curve to the left; thence along the arc of said curve 122.00 feet (chord bears N. 45°57'19" E. 80.21 feet); thence N. 41°04'18" W. 64.09 feet to a 714.36-foot radius curve to the left; thence along the arc of said curve 380.00 feet (chord bears N. 56°18'39" W. 375.54 feet); thence N. 71°33'00" W. 295.90 feet to a 39.82-foot radius curve to the right; thence along the arc of said curve 54.57 feet (chord bears N. 32°17'18" W. 50.40 feet); thence N. 6°58'23" E. 41.75 feet to a 78.34-foot radius curve to the right; thence along the arc of said curve 24.03 feet (chord bears N. 15°45'44" E. 23.94 feet) to the north line of Section 31, T.2S., R.2W., SLB&M from which the North Quarter Corner of said section bears N. 89°32'47" E. along the section line 971.27 feet;

EXCEPTING and reserving unto Grantor all oil, gas, coal and other minerals of whatsoever nature located in, on or beneath the surface of that portion of said real property lying in the Southwest quarter of Section 28, T.2S, R.2W, and Section 36, T.2S, R.3W, SLB&M.

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SCHEDULE 3 TO EXHIBIT "A"

Parcel "D"

A 33-foot strip of land which is part of the "TV Tower Access Road" and which lies 16.50 feet on each side of the following described center line:

Beginning at a point in the centerline of said TV Tower Access Road, which point is S. 89°32'47" W. 971.27 feet along the section line from the North Quarter Corner of said Section 31, T.2 S., R.2 W., S.L.B. & M. and running; thence along the arc of a 78.34-foot radius curve to the right 145.97 feet (chord bears N. 77°55'48" E. 125.75 feet); thence S. 48°41'29" E. 16.59 feet to a 149.11-foot radius curve to the left; thence along the arc of said curve 23.61 feet (chord bears S. 53°13'39" E. 23.59 feet) to said north line of Section 31, from which the North Quarter Corner of said Section 31, bears N. 89°32'47" E. 816.94 feet.

SCHEDULE 4 TO EXHIBIT "A"

Parcel "E"

A 33-foot strip of land which is part of the "TV Tower Access Road" and which lies 16.50 feet on each side of the following described center line:

Beginning at a point in the centerline of said TV Tower Access Road, which point is S. 89°32'47" W. 816.94 feet along the section line from the North Quarter Corner of Section 31, T.2 S., R.2 W., S.L.B. & M. and running thence along the arc of a 149.11-foot radius curve to the left 76.39 feet (chord bears S. 72°26'24" E. 75.56 feet); thence S. 87°06'58" E. 308.41 feet; thence N. 79°40'04" E. 240.85 feet to said north line of Section 31, from which the North Quarter Corner of said Section 31 bears N. 89°32'47" E. 199.93 feet.

SCHEDULE 5 TO EXHIBIT "A"

Parcel "F"

A 33-foot strip of land which is part of the "TV Tower Access Road" and which lies 16.50 feet on each side of the following described center line:

Beginning at a point in the centerline of said TV Tower Access Road, which point is S. 89°32'47" W. 199.93 feet along the section line from the North Quarter Corner of Section 31, T.2 S., R.2 W., S.L.B. & M. and running thence N. 79°40'04" E. 229.76 feet; thence N. 77°35'50" E. 237.47 feet; thence N. 66°22'43" E. 252.64 feet; thence N. 74°29'05" E. 393.55 feet; thence N. 71°06'53" E. 276.62 feet; thence N. 81°52'58" E. 416.45 feet; thence S. 79°36'09" E. 201.36 feet; thence N. 88°36'09" E. 264.42 feet; thence N. 72°26'37" E. 350.55 feet; thence N. 74°09'19" E. 398.72 feet to a 303.93-foot radius curve to the left; thence along the arc of said curve 128.20 feet (chord bears N. 62°04'16" E. 127.25 feet); thence N. 49°59'14" E. 33.58 feet to a 156.19-foot radius curve to the right; thence along the arc of said curve 225.00 feet (chord bears S. 88°44'39" E. 206.04 feet); thence S. 47°28'32" E. 44.90 feet to a 267.47-foot radius curve to the left; thence along the arc of said curve 335.60 feet (chord bears S. 83°25'12" E. 314.02 feet); thence N. 60°38'08" E. 239.16 feet; thence N. 57°25'22" E. 137.38 feet; thence N. 56°30'43" E. 158.56 feet to a 382.53-foot radius curve to the right; thence along the arc of said curve 107.54 feet (chord bears N. 64°33'57" E. 107.19 feet); thence N. 72°37'12" E. 614.02 feet to a 1123.55-foot radius curve to the left; thence along the arc of said curve 294.00 feet (chord bears N. 65°07'25" E. 293.16 feet); thence N. 57°37'38" E. 957.36 feet to a 262.72-foot radius curve to the right; thence along the arc of said curve 281.00 feet (chord bears N. 88°16'08" E. 267.80 feet); thence S. 61°05'21" E. 573.53 feet to a 349.70-foot radius curve to the left; thence along the arc of said curve 380.00 feet (chord bears N. 87°46'49" E. 361.58 feet); thence N. 56°38'59" E. 372.32 feet; thence N. 66°26'55" E. 781.59 feet to a 162.88-foot radius curve to the right; thence along the arc of said curve 194.64 feet (chord bears S. 79°19'02" E. 183.27 feet) to the west line of said Section 28, T.2 S., R.2 W., S.L.B. & M. from which the Southwest Corner of said Section bears S. 0°12'22" E. along the section line 1949.61 feet.

SCHEDULE 6 TO EXHIBIT "A"

Parcel "G"

A 33-foot strip of land which is part of the "TV Tower Access Road" and which lies 16.50 feet on each side of the following described center line:

Beginning at a point in the centerline of said TV Tower Access Road, which point is N. 0°12'22" W. 1949.61 feet along the section line from the Southwest Corner of Section 28, T.2 S., R.2 W., S.L.B. & M. and running thence along the arc of a 162.88-foot radius curve to the right 5.36 feet (chord bears S. 44°08'27" E. 5.36 feet); thence S. 43°11'54" E. 146.18 feet; thence S. 43°35'54" E. 124.38 feet to a 479.99-foot radius curve to the left; thence along the arc of said curve 175.89 feet (chord bears S. 54°05'45" E. 174.90 feet); thence S. 64°35'36" E. 112.85 feet to a 422.23-foot radius curve to the right; thence along the arc of said curve 200.00 feet (chord bears S. 51°01'25" E. 198.14 feet); thence S. 37°27'14" E. 264.54 feet; thence S. 33°56'41" E. 197.72 feet to a 877.27foot radius curve to the left; thence along the arc of said curve 330.00 feet (chord bears S. 44°43'16" E. 328.06 feet); thence S. 55°29'51" E. 241.52 feet; thence S. 47°05'45" E. 190.14 feet; thence S. 61°12'02" E. 213.75 feet; thence S. 53°02'07" E. 204.01 feet; thence S. 59°23'24" E. 310.31 feet to a 288.55-foot radius curve to the left; thence along the arc of said curve 160.00 feet (chord bears S. 75°16'32" E. 157.96 feet); thence N. 88°50'21" E. 297.54 feet to a 492.64-foot radius curve to the left; thence along the arc of said curve 250.00 feet (chord bears N. 74°18'05" E. 247.33 feet); thence N. 59°45'48" E. 23.01 feet to the east line of the Southwest Quarter of said Section 28, from which the South Quarter Corner of said Section bears S. 1°24'44" E. along the quarter section line 322.86 feet.

Excepting and reserving unto Grantor all oil, gas, coal and other minerals of whatsoever nature located in, on or beneath the surface of that portion of said real property lying in the Southwest quarter of Section 28, T.2S, R.2W, S.L.B.&M.

SCHEDULE 7 TO EXHIBIT "A"

Parcel "H"

A 33-foot strip of land which is part of the "TV Tower Access Road" and which lies 16.50 feet on each side of the following described center line:

Beginning at a point in the centerline of said TV Tower Access Road, which point is N. 1°24'44" W. 322.86 feet; along the Quarter Section line from the South Quarter Corner of Section 28, T.2 S., R.2 W., S.L.B. & M. and running thence N. 59°45'48" E. 87.76 feet; thence N. 75°30'29" E. 153.19 feet; thence S. 88°56'33" E. 47.63 feet; thence S. 72°40'37" E. 336.61 feet; thence S. 66°21'19" E. 433.08 feet; thence S. 48°56'14" E. 192.64 feet; thence S. 89°04'45" E. 573.10 feet; thence S. 88°38'52" E. 878.39 feet; thence N. 88°57'21" E. 2105.69 feet more or less to said westerly right-of-way line of Utah State Highway U-111.

Together with, and subject to the Kennecott Copper Corporation railroad right-ofway on file at the Salt Lake County Recorder's Office, recorded on September 7, 1946 in Book 495 page 261.

WITH REFERENCE TO THE FOLLOWING TAX PARCEL NOS.:

Tax ID No. 19-34-200-004-0000.

Tax ID No. 19-34-300-003-0000.

Tax ID No. 19-34-200-006-0000.

Tax ID No. 19-35-100-004-0000.

Tax ID No. 19-36-100-006-0000.

Tax ID No. 19-36-200-002-0000.

Tax ID No. 19-36-200-003-0000.

Part of Utah State Tax Parcel Nos. 92-60-445-000-0050 through 92-60-445-000-0450.

Tax ID No. 20-31-100-001-0000.

State Tax ID No. 92-60-445-000-0350.

Tax ID No. 20-30-200-001-0000.

Tax ID No. 20-29-300-004-0000.

Tax ID No. 20-29-300-005-0000.

Tax ID No. 20-29-400-004-0000.

State Tax ID No. 92-60-445-000-0350.

Tax ID No. 20-28-400-003-0000.

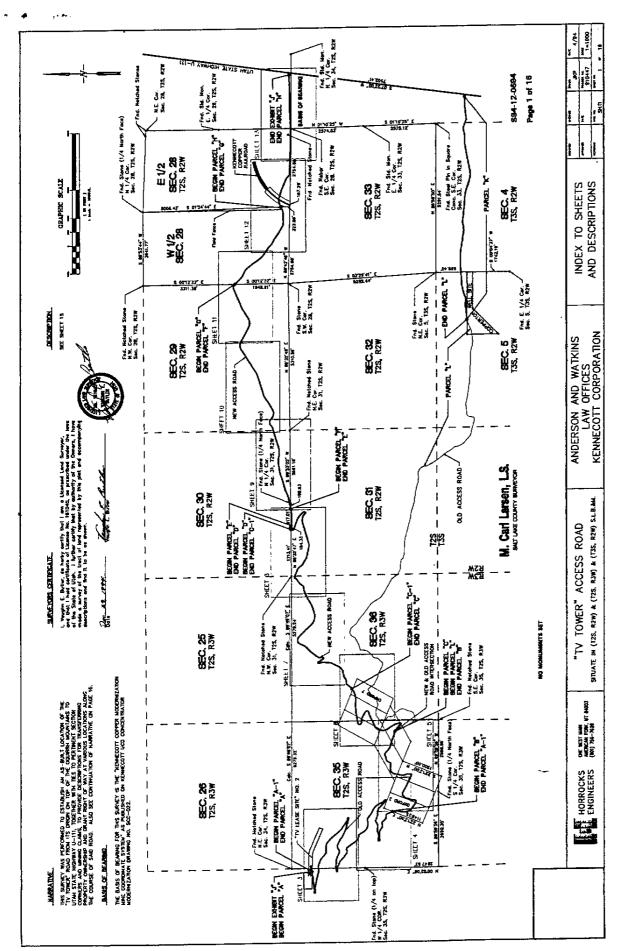
Tax ID No. 20-28-400-004-0000.

Tax ID No. 20-28-300-002-0000.

Tax ID No. 20-28-200-004-0000.

SCHEDULE 8 TO EXHIBIT "A"

[VAUGHN E. BUTLER SURVEY MAP]



SCHEDULE 8 TO EXHIBIT "A"