

by the locators to the first party herein or either of them, the particular names and description and the particular book and page of the location of the same not being on hand but the intention being to convey by this deed, generally and particularly, every right title and interest of the first parties herein to the second party, to all the mining claims and mining rights of said Spirit Lake Mining District, whersoever located and recorded and the location certificates, together with the deeds of transfer and the records thereof are hereby referred to and made a part hereof, including herein all water rights ditches rights, tunnel rights, rights of way and including and appurtenant rights, held or used in connection with the said several parcels particularly mentioned and the property and equity last referred to, provided however, there is reserved and excepted from this conveyance, specifically, all water rights and appurtenances thereto, in, along and upon the Middle Toutle River at and below the outlet of Spirit Lake, and also reserving Spirit Lake itself as a reservoir in said district, which said last rights are reserved as the private property of the grantors herein.

Together with all the dips, spurs and angles, and also all metals, ores, gold, copper and silver bearing quartz, rock and earth therein; and all the rights privileges and franchises thereto incident, appendant and appurtenant or therewith usually had and enjoyed; and also all and singular the tenements hereditaments and appurtenances thereunto becoming or in anywise appertaining, and the rents, issues and profits arising thereof, and also all the estate right title interest property possession claim and demand whatsoever as well in law as in equity of the parties of the first part of, in or about the said premises and every part and parcel thereof, with the appurtenances, hereby warranting to defend the title of said premises above conveyed against the lawful claims of any person claiming or to claim the same, by or through any act or deed of the first parties. To have and to hold all and singular the said premises together with the appurtenances and privileges thereto incident, unto the said party of the second part, its successors and assigns forever, hereby covenanting that the same is free from any previous transfer, claim, lien created by or through the first parties.

In Witness Whereof the said parties of the first part have hereunto set their hands and seals this the day and year first above written.

Witness: L.O. Connor

Henry Waldo Coe (Seal)

George C. Coe

Viola M. Coe (Seal)

State of Oregon

County of Multnomah, ss. Be it Remembered that on this 15th day of December A.D. 1909 before me, the undersigned, a Notary Public in and for said county and State personally appeared Henry Waldo Coe and Viola M. Coe husband and wife, who are well known to me to be the identical persons described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily for the uses and purposes therein set forth.

In Testimony Whereof I have hereunto set my hand and affixed my notarial seal at Portland Multnomah County Oregon the date and year last above written.

R.M. Tuttle

(Notarial Seal)

Notary Public for Oregon

Filed for record by H.W. Coe on Jan. 6th 1910 at 1.15 P.M.

A. Fleischhauer

Co. Auditor

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