

35231

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83-11946

BOOK 860 PAGE 351

ASSIGNMENT OF LEASE

For valuable consideration, Gregory Affiliates, Inc., hereby assigns to UNITED STATES NATIONAL BANK OF OREGON, Commercial Banking Division, its successors and assigns, all of its right, title and interest in and to a certain lease dated December 1, 1982 wherein Gregory Affiliates, Inc. is the lessor, and Gregory Timber Resources, Inc., an Oregon corporation, is the lessee, relative to the leasing of the real property in Klamath and Douglas Counties, Oregon described as follows:

Exhibit A - Klamath Falls, Oregon

Exhibit B - Glendale, Oregon

together with all moneys due and to become due under the terms of the lease plus all moneys due.

This assignment is executed and delivered to the Bank as collateral security for all present and future indebtedness of Gregory Affiliates, Inc., to the Bank; but notwithstanding the foregoing provisions, the Bank, by the acceptance of this assignment and by the acceptance of payments on said lease, assumes no responsibility or liability whatsoever for the performance of any of the obligations of Gregory Affiliates, Inc. set forth in said lease.

Until default in its indebtedness to the Bank, Gregory Affiliates, Inc. may collect all sums due and to become due the Lease as amended without any accounting to the Bank. The Bank at any time whether before or after default may inform the lessee of this assignment and collect directly from the lessee all sums owing under thereunder.

84 APR 5 PM 2 39

IN WITNESS WHEREOF, Gregory Affiliates, Inc. has affixed its signature  
this 2 day of September.

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GREGORY AFFILIATES, INC.

BY: Richard D. Snyder  
Vice President

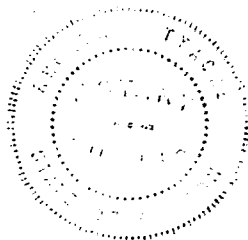
STATE OF OREGON )

County of ~~Multnomah~~  
WASHINGTON

September 2, 1983

Personally appeared Richard D. Snyder and \_\_\_\_\_  
who, being duly sworn, each for himself and not for the  
other, did say that ~~they are~~ <sup>he is</sup> the President and Vice President, and that said  
instrument was executed by ~~them~~ <sup>him</sup> in behalf of said corporation; and each of them  
acknowledged said instrument to be its voluntary act and deed.

Before me:



Rhonda M. Syacke  
Notary Public for Oregon  
My commission expires: 8/24/85

DOUGLAS COUNTY TITLE COMPANY  
P.O. Box 1700  
ROSEBURG, OREGON 97470

## EXHIBIT "B"

PARCEL 1

Beginning at the northwest corner of the Southwest quarter of Section 33, Township 32 South, Range 6 West, Willamette Meridian, Douglas County, Oregon; thence East 500 feet; thence South 1390 feet to center of County Road; thence North 53° 30' West 642 feet to section line; thence North, along section line, 1016 feet to the place of beginning.

PARCEL 2

A tract or parcel of land beginning at a point which is an iron pipe 1 1/2 inches by 24 inches from which the one quarter post between Sections 32 and 33, Township 32 South, Range 6 West, Willamette Meridian, bears North 35° 45' West 825.2 feet; thence North 60° 22' East 1094.2 feet to an iron pipe 1 1/2 inches by 24 inches; thence South 24° 56' East 358.3 feet to an iron pipe 1 1/2 inches by 24 inches; thence South 208.7 feet to an iron pipe 1 1/2 inches by 24 inches; thence West 365.8 feet to an iron pipe 1 1/2 inches by 24 inches; thence South 1304.6 feet to an iron pipe 1 1/2 inches by 24 inches on the north boundary of the County Road; thence along the north boundary of the County Road, North 51° 24' West 968.5 feet to an iron pipe 1 1/2 inches by 24 inches; thence North 2° 02' East 694.3 feet to the place of beginning, all in Douglas County, Oregon.

PARCEL 3

A tract of land in the Southwest quarter of Section 33, Township 32 South, Range 6 West, Willamette Meridian, Douglas County, Oregon, and more particularly described and bounded as follows: Beginning at a point on the northerly boundary line of the County Road between Glendale and Lystul Siding, said point being marked by a 1 1/2 inch by 24 inch iron pipe and from which the quarter section corner between Sections 32 and 33, Township 32 South, Range 6 West, Willamette Meridian, bears North 31° 03' West 2313.1 feet distant; running thence South 51° 02' East, along said northerly boundary line of the County Road, a distance of 494.9 feet to a point in the center of the lane running Northerly to the Cunningham Residence; thence North 2° 30' East, along the centerline of said land, a distance of 1636.4 feet to a point; thence North 24° 34' West a distance of 206.1 feet to a point marked with a 1 1/2 inch by 24 inch iron pipe; thence South 00° 22' West a distance of 208.7 feet to a point marked with a 1 1/2 inch by 24 inch iron pipe; thence North 89° 38' West a distance of 365.8 feet to a point marked with a 1 1/2 inch by 24 inch iron pipe; thence South 00° 22' West a distance of 1304.6 feet to the place of beginning.

continued

PARCEL 4

Beginning at a point 500 feet East of the quarter corner between Sections 32 and 33, Township 32 South, Range 6 West, Willamette Meridian, Douglas County, Oregon; thence South 695.7 feet to an iron pipe; thence North 60° 22' East 1094.2 feet to an iron pipe; thence South 24° 56' East 358.3 feet to an iron pipe; thence South 24° 34' East 206.1 feet to center of lane; thence South 2° 30' West 1636.4 feet along centerline of said lane to north line of County Road; thence North 87° East 442.2 feet to center of Windy Creek; thence North 40° 40' East 218.0 feet; thence North 74.88 feet to an iron pipe; thence North 70° East 240.9 feet; thence North 209.3 feet; thence West 14.64 feet; thence North 775.0 feet; thence East 225.0 feet to north and south centerline of Section 33; thence North along centerline of Section 33, 1000 feet, more or less, to the center of Section 33; thence West 2140.0 feet, more or less, to the place of beginning.

PARCEL 5

All of the Northeast quarter of Section 33, Township 32 South, Range 6 West, Willamette Meridian, Douglas County, Oregon, lying North and West of the westerly right of way of County Road No. 28, LESS and EXCEPT parcel of land in Volume 83, Page 427, Records of Douglas County, Oregon, described as follows: Beginning at the northeast corner of Section 33; thence South 11.32 chains to the center of County Road; thence South 67° West 2.20 chains; thence South 33° West 4.90 chains; thence West 6.72 chains; thence North 01° West 16.28 chains; thence East 11.66 chains to the point of beginning.

PARCEL 6

Beginning at a point located North 10° 49' 55" West 2703.30 feet and South 89° 05' 17" East 364.68 feet from the south quarter corner of said Section 33, said point at the southeast corner of Assessor Tax Lot No. 8-1 and on the east-west centerline of said section; thence North 01° 17' 45" East 167.16 feet following existing fenceline to a point; thence North 88° 47' 32" East 189.43 feet following existing fenceline to the north-south centerline of said Section 33; thence South 01° 01' 57" West 174.16 feet to the intersection of the north-south and east-west centerlines of said section; thence North 89° 05' 17" West 190.05 feet, more or less, along said east-west centerline to the point of beginning, in Section 33, Township 32 South, Range 6 West, Willamette Meridian, Douglas County, Oregon.

continued

PARCEL 7

A tract of land situate in the Southeast quarter of Section 32, Township 32 South, Range 6 West, Willamette Meridian, Douglas County, Oregon, more particularly described as follows:  
Beginning at a point on the line between Sections 32 and 33, Township 32 South, Range 6 West, Willamette Meridian, 674.9 feet South of the quarter corner between Sections 32 and 33; thence North 74° West a distance of 114.9 feet to a point; thence South 30° 71° West a distance of 510.6 feet to a point; thence South 30° West a distance of 738.1 feet to a point; thence South 22° East a distance of 600 feet to a point; thence South 51° 45' East a distance of 154.8 feet to a point; thence South 77° East a distance of 261.2 feet to a point on the aforesaid line between Sections 32 and 33, Township 32 South, Range 6 West, Willamette Meridian; thence North, following the said line, 1583.6 feet to the place of beginning.

EXHIBIT "A"

PARCEL 1: Government Lots 2 and 4 of Section 13 Township 38 South, Range 8 East, Willamette Meridian, BUT EXCEPTING THEREFROM the Northerly and Northeasterly parts thereof deeded to R. W. Browning, et ux., by deed recorded in Deed Vol. 210, page 321, Klamath County, Oregon.

Also, that part of Lot 3 Section 13 Township 38 South, Range 8 East, Willamette Meridian which lies Northeasterly of the right of way of the Central Pacific Railway Company.

PARCEL 2: S $\frac{1}{2}$ SW $\frac{1}{4}$  Section 27 Township 36 South, Range 9 East Willamette Meridian.

## LEASE

DATED: December 1, 1982

BETWEEN GREGORY AFFILIATES, INC.,  
an Oregon corporation (LANDLORD)

AND: GREGORY TIMBER RESOURCES, INC.,  
an Oregon corporation (TENANT)

Landlord owns real property located in Douglas and Klamath Counties, Oregon described in the attached Exhibits A-1 and A-2 respectively, which properties are improved with buildings and machinery suitable for the operation of sawmill and plywood mill operations. The real property together with all personal property owned by Landlord and used in connection therewith is hereafter referred to as the Mills. Landlord wishes to lease the Mills to Tenant on a month-to-month basis.

NOW, THEREFORE, Landlord hereby leases the Mills to Tenant and Tenant agrees to lease such Mills from Landlord on the following basis:

1. The lease shall be on a month-to-month basis terminable by either party on 30 days' written notice. Monthly rent shall be the sum of \$ 83,000.00 payable in advance on the first day of each month.

2. Tenant shall use the Mills for the operation of a sawmill and plywood plant and related uses. In that connection Tenant shall comply with all applicable laws and regulations



including those relating to environmental protection, health and safety and workers compensation.

3. Tenant shall maintain the Mills in good operating condition at all times and shall make all replacements necessary to this end. Tenant shall not alter the Mills or construct any additional improvements without Landlord's written consent, but any alterations or improvements made by Tenant shall become part of the real property and shall belong to Landlord. Tenant shall pay for all work and materials performed on or delivered to the premises and shall keep the premises free from liens of any kind.

4. Tenant shall insure the premises against fire and other casualties covered by extended coverage insurance on a replacement cost basis in an amount sufficient to prevent Tenant from becoming a co-insurer of any loss, and proceeds of the insurance shall be made payable to Landlord and Tenant as their interests appear. Tenant shall maintain liability insurance with limits of not less than \$1,000,000 per occurrence and Landlord shall be named as an additional named insured on such policy.

5. Tenant shall pay all real and personal property taxes assessed against the Mills including any special assessments provided that Tenant shall have the right to pay any special assessments in installments if permitted by law, in which case



Tenant need pay only those installments falling due during the period in which this lease is in effect. Tenant shall pay all withholding taxes arising out of its employment of persons in connection with its operation of the Mills.

6. Tenant shall have no claim against Landlord arising out of any condition of the Mills. Tenant shall indemnify and hold Landlord harmless against any claim by a third for bodily injury, death or property damage arising in any manner out of the operation of the Mills by Tenant, and if any claim is so made Tenant shall at its expense defend Landlord's interest using counsel selected by Landlord.

7. If rent shall be overdue for a period of ten (10) days, then Landlord shall have the option to terminate this Lease without any further notice, and this shall not be Landlord's exclusive remedy but shall be available in addition to all other remedies available under applicable law.

8. Upon expiration or sooner termination of this Lease because of default the Mills shall be returned to Landlord in the same condition as now exists, reasonable wear and tear accepted.

9. In any litigation between the parties arising out of this Agreement, the prevailing party shall be entitled to attorneys' fees at trial or on any appeal therefrom.

10. This Agreement shall be binding upon the parties, their successors and assigns, but Tenant may not assign its

interest under this Lease without first obtaining the written consent of Landlord.

IN WITNESS WHEREOF the parties have executed this Lease as of the date first above written.

LANDLORD

GREGORY AFFILIATES, INC.

By

Richard D. Snyder  
Vice President

TENANT

GREGORY TIMBER RESOURCES, INC.

By

Richard D. Snyder  
Vice President

A. All the real property in Douglas County, Oregon described as follows: 5578

PARCEL 1

Beginning at the northwest corner of the Southwest quarter of Section 33, Township 32 South, Range 6 West, Willamette Meridian, Douglas County, Oregon; thence East 500 feet; thence South 1390 feet to center of County Road; thence North  $53^{\circ} 30'$  West 642 feet to section line; thence North, along section line, 1016 feet to the place of beginning.

PARCEL 2

A tract or parcel of land beginning at a point which is an iron pipe  $1\frac{1}{2}$  inches by 24 inches from which the one quarter post between Sections 32 and 33, Township 32 South, Range 6 West, Willamette Meridian, bears North  $35^{\circ} 45'$  West 825.2 feet; thence North  $60^{\circ} 22'$  East 1094.2 feet to an iron pipe  $1\frac{1}{2}$  inches by 24 inches; thence South  $24^{\circ} 56'$  East 358.3 feet to an iron pipe  $1\frac{1}{2}$  inches by 24 inches; thence South 208.7 feet to an iron pipe  $1\frac{1}{2}$  inches by 24 inches; thence West 365.8 feet to an iron pipe  $1\frac{1}{2}$  inches by 24 inches; thence South 1304.6 feet to an iron pipe  $1\frac{1}{2}$  inches by 24 inches on the north boundary of the County Road; thence along the north boundary of the County Road, North  $51^{\circ} 24'$  West 968.5 feet to an iron pipe  $1\frac{1}{2}$  inches by 24 inches; thence North  $2^{\circ} 02'$  East 694.3 feet to the place of beginning, all in Douglas County, Oregon.

PARCEL 3

A tract of land in the Southwest quarter of Section 33, Township 32 South, Range 6 West, Willamette Meridian, Douglas County, Oregon, and more particularly described and bounded as follows: Beginning at a point on the northerly boundary line of the County Road between Glendale and Lystul Siding, said point being marked by a  $1\frac{1}{2}$  inch by 24 inch iron pipe and from which the quarter section corner between Sections 32 and 33, Township 32 South, Range 6 West, Willamette Meridian, bears North  $31^{\circ} 03'$  West 2313.1 feet distant; running thence South  $51^{\circ} 02'$  East, along said northerly boundary line of the County Road, a distance of 494.9 feet to a point in the center of the lane running Northerly to the Cunningham Residence; thence North  $2^{\circ} 30'$  East, along the centerline of said land, a distance of 1636.4 feet to a point; thence North  $24^{\circ} 34'$  West a distance of 206.1 feet to a point marked with a  $1\frac{1}{2}$  inch by 24 inch iron pipe; thence South  $00^{\circ} 22'$  West a distance of 208.7 feet to a point marked with a  $1\frac{1}{2}$  inch by 24 inch iron pipe; thence North  $89^{\circ} 38'$  West a distance of 365.8 feet to a point marked with a  $1\frac{1}{2}$  inch by 24 inch iron pipe; thence South  $00^{\circ} 22'$  West a distance of 1304.6 feet to the place of beginning.

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PARCEL 4

Beginning at a point 500 feet East of the quarter corner between Sections 32 and 33, Township 32 South, Range 6 West, Willamette Meridian, Douglas County, Oregon; thence South 695.7 feet to an iron pipe; thence North  $60^{\circ} 22'$  East 1094.2 feet to an iron pipe; thence South  $24^{\circ} 56'$  East 358.3 feet to an iron pipe; thence South  $24^{\circ} 34'$  East 206.1 feet to center of lane; thence South  $2^{\circ} 30'$  West 1636.4 feet along centerline of said lane to north line of County Road; thence North  $87^{\circ}$  East 442.2 feet to center of Windy Creek; thence North  $40^{\circ} 40'$  East 218.6 feet; thence North 74.88 feet to an iron pipe; thence North  $70^{\circ}$  East 240.9 feet; thence North 209.3 feet; thence West 14.64 feet; thence North 775.0 feet; thence East 225.0 feet to north and south centerline of Section 33; thence North along centerline of Section 33, 1000 feet, more or less, to the center of Section 33; thence West 2140.0 feet, more or less, to the place of beginning.

PARCEL 5

Beginning at a point on the section line between Sections 32 and 33, Township 32 South, Range 6 West, Willamette Meridian, Douglas County, Oregon, North  $0^{\circ} 26'$  East and 200 feet distant from the southwest corner of Section 33, Township 32 South, Range 6 West, Willamette Meridian, said point being also the northwest corner of Mr. Harper's land; running thence South  $65^{\circ} 03'$  East along the north line of said Mr. Harper's land, a distance of 72.1 feet to a point; thence North  $39^{\circ} 05'$  East, a distance of 660.7 feet to the southwest corner of Mrs. Emily Patton's land; thence following the last named course along the west line of said land, a distance of 435.6 feet to the northwest corner thereof; thence North  $50^{\circ} 52'$  West along the south line of the County Road, 961.4 feet to a point; said point being on the south line of the said County Road extended Westerly, and on the west line of Section 33, Township 32 South, Range 6 West, Willamette Meridian; thence South  $0^{\circ} 26'$  West along said section line, 1427.4 feet to the northwest corner of Mr. Harper's land and the place of beginning.

PARCEL 6

A tract of land being a part of the Southwest quarter of Section 33, Township 32 South, Range 6 West, Willamette Meridian, Douglas County, Oregon, and more particularly described as follows: Beginning at a point on the north line of Section 4, Township 33 South, Range 6 West, Willamette Meridian, 212 feet East of the northwest corner of said Section 4; running thence

North 8' West a distance of 208.7 feet to a point; thence North 89° 52' East a distance of 194.5 feet to a point; thence North 39° 18' East a distance of 721.1 feet to a point on the south boundary line of the County Road; thence North 50° 52' West along the south boundary line of the County Road, a distance of 400 feet to a point; thence South 39° 18' West a distance of 435.6 feet to a point; thence South 39° 05' West a distance of 660.7 feet to a point on the north line of Mr. Harper's land; thence South 65° 03' East a distance of 396.1 feet to the place of beginning.

PARCEL 7

Beginning at a point 583.4 feet East and 248.3 feet North of the northeast corner of Section 5, Township 33 South, Range 6 West, Willamette Meridian, Douglas County, Oregon; thence North 39° East 535.6 feet to County Road; thence North 51° West 100 feet; thence South 39° West 585.6 feet to Cow Creek; thence South 77° 34' East 111.8 feet to place of beginning.

PARCEL 8

Beginning at a point 724 feet East and 263 feet North of the northeast corner of Section 5, Township 33 South, Range 6 West, Willamette Meridian, Douglas County, Oregon; thence North 39° East 435.6 feet to County Road; thence North 51° West 100 feet; thence South 39° West 535.6 feet to Cow Creek; thence North 84° East 141.4 feet to place of beginning.

PARCEL 9

Beginning at a point 724 feet East and 263 feet North and North 39° East 435.6 feet from the northeast corner of Section 5, Township 33 South, Range 6 West, Willamette Meridian, Douglas County, Oregon, running thence South 51° East 81 feet; thence South 39° West 350 feet; thence North 51° West 81 feet; thence North 39° East 350 feet to the place of beginning, being part of the Southwest quarter of the Southwest quarter of Section 33, Township 32 South, Range 6 West, Willamette Meridian, Douglas County, Oregon.

PARCEL 10

Beginning at a point from which the east end of the north pier of Cow Creek bridge at Glendale, Douglas County, Oregon, bears South  $13^{\circ}$  West 23 links and the north concrete buttress on the north end of said bridge bears North  $21^{\circ} 30'$  East 32 links; and the quarter section corner on the south side of Section 33 in Township 32 South, Range 6 West, Willamette Meridian, bears South  $89^{\circ} 43'$  East 23.375 chains; thence North .569 links to the center of the County Road; thence North  $10^{\circ} 10'$  East 1.735 chains along the center of the County Road; thence North  $87^{\circ} 43'$  East 4.096 chains along the center of County Road; thence North  $85^{\circ} 08'$  East 2.523 chains along center of the County Road to a point on Windy Creek bridge; thence South  $69^{\circ} 00'$  West 7.40 chains to the place of beginning.

PARCEL 11

Beginning at a point 287.1 feet North and 436.26 feet West of the quarter corner on the south boundary line of Section 33, Township 32 South, Range 6 West, Willamette Meridian, Douglas County, Oregon; thence North 135 feet to the center of Windy Creek; thence Southwesterly down the center of Windy Creek to a point which is South  $76^{\circ}$  West 141.9 feet from the place of beginning; thence North  $76^{\circ}$  East 141.9 feet to the place of beginning.

PARCEL 12

Beginning at a point 470 feet North of the quarter post on the south line of Section 33, between the Southwest quarter and the Southeast quarter; thence West 325 feet; thence North 69 feet; thence North  $70^{\circ}$  East 122 feet; thence North 209.3 feet; thence East 210.36 feet; thence South 320 feet to the place of beginning, all being in the Southeast quarter of the Southwest quarter of Section 33, Township 32 South, Range 6 West, Willamette Meridian, Douglas County, Oregon. EXCEPT that portion in County Road.

PARCEL 13

All of the Northeast quarter of Section 33, Township 32 South, Range 6 West, Willamette Meridian, Douglas County, Oregon, lying North and West of the westerly right of way of County Road No.

28, LESS and EXCEPT parcel of land in Volume 83, Page 427, Records of Douglas County, Oregon, described as follows: Beginning at the northeast corner of Section 33; thence South 11.32 chains to the center of County Road; thence South 67° West 2.20 chains; thence South 33° West 4.90 chains; thence West 6.72 chains; thence North 01° West 16.28 chains; thence East 11.66 chains to the point of beginning.

PARCEL 14

Portions of the Northwest quarter of Section 33, Township 32 South, Range 6 West, Willamette Meridian, Douglas County, Oregon, described as follows: Beginning at a point located North 10° 49' 55" West 2703.30 feet from the south quarter corner of said Section 33, said point at the southwest corner of Assessor Tax Lot No. 8-1 and on the East-West centerline of said section; thence North 89° 05' 17" West 308.56 feet on said centerline to a point; thence North 12° 22' 21" East 345.15 feet on the west boundary of roadway to a point; thence South 78° 33' 55" East 272.79 feet following existing fenceline to a point; thence South 03° 12' 54" East 106.10 feet following existing fenceline to a point; thence South 87° 20' 04" West 50.31 feet following existing fenceline to a point; thence South 06° 34' 56" East 133.39 feet following existing fenceline to a point; thence South 04° 35' 16" West 47.34 feet following existing fenceline to the point of beginning.

Also beginning at a point located North 10° 49' 55" West 2703.30 feet and South 89° 05' 17" East 364.68 feet from the south quarter corner of said Section 33, said point at the southeast corner of Assessor Tax Lot No. 8-1 and on the east-west centerline of said section; thence North 01° 17' 45" East 167.16 feet following existing fenceline to a point; thence North 88° 47' 32" East 189.43 feet following existing fenceline to the north-south centerline of said Section 33; thence South 01° 01' 57" West 174.16 feet to the intersection of the north-south and east-west centerlines of said section; thence North 89° 05' 17" West 190.05 feet, more or less, along said east-west centerline to the point of beginning.

PARCEL 15

Lots 22 and 23, Block 2, Gilbertson's Addition to the Town of Glendale, Douglas County, Oregon, excepting those parcels sold to John C. Freeman by deed recorded in Volume 50, Page 166, Deed Records of Douglas County, Oregon; to J. D. Harper by deed



recorded in Volume 82, Page 235, Deed Records of Douglas County, Oregon; and to Frank H. Hughes by deed recorded in Volume 82, Page 242, Deed Records of Douglas County, Oregon.

Also that portion of the Northwest quarter of Section 4, Township 33 South, Range 6 West, Willamette Meridian, Douglas County, Oregon, described as follows:  
Beginning at the northeast corner of Lot 4 of said Section 4; thence South  $06^{\circ} 30'$  West 392.7 feet to an iron pin on the west right of way of County Road No. 12; thence South  $38^{\circ} 30'$  West 158.4 feet, along said west right of way to the northeast corner of O. C. Gilbertson Tract, referred to in Volume 113, Page 62 (recorded September 5, 1945); thence North  $66^{\circ}$  West, parallel with Gilbertson Avenue, 248.16 feet to the southeast corner of Lot 23 of Gilbertson's Addition to Julia; thence North  $25^{\circ}$  East, along said Lot 23, 487.74 feet to the north line of said Lot 4; thence East along said north line to the point of beginning.

#### PARCEL 16

A tract of land situate in the Southeast quarter of Section 32, Township 32 South, Range 6 West, Willamette Meridian, Douglas County, Oregon, more particularly described as follows:  
Beginning at a point on the line between Sections 32 and 33, Township 32 South, Range 6 West, Willamette Meridian, 674.9 feet South of the quarter corner between Sections 32 and 33; thence North  $74^{\circ}$  West a distance of 114.9 feet to a point; thence South  $71^{\circ}$  West a distance of 510.6 feet to a point; thence South  $30'$  West a distance of 738.1 feet to a point; thence South  $22^{\circ}$  East a distance of 600 feet to a point; thence South  $51^{\circ} 45'$  East a distance of 154.8 feet to a point; thence South  $77^{\circ}$  East a distance of 261.2 feet to a point on the aforesaid line between Sections 32 and 33, Township 32 South, Range 6 West, Willamette Meridian; thence North, following the said line, 1583.6 feet to the place of beginning.

#### PARCEL 17

Lot 12, the West half of Lot 13, and Lot 18, all in Block 1, Gilbertson's Addition to the Town of Glendale, Douglas County, Oregon.

PARCEL 18

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BOOK 860 PAGE 367

A tract of land commonly known as the Big House at the Glendale Sawmill, described as follows:  
Beginning at the 1/4 Corner common to Section 28 and 33, Township 32 South, Range 6 West, Willamette Meridian, said point monumented by a spike in base of 30" Douglas Fir; thence South 01° 01' 57" West along the North-South centerline of Section 33, 1043.92 ft. to a 1/2" Iron Bolt in a tree rod; thence North 89° 58' 18" West, 487.63 ft. to a 1" Iron Rod; thence South 81° 23' 04" West, 90.00 ft. going across an oiled driveway to a 1" Iron Rod; thence North 01° 01' 57" East parallel with the North-South centerline of said Section 33, 1068.62 ft. to the North line of Section 33; thence South 88° 51' 39" East, 576.28 ft. to the point of beginning.

PARCEL 19

Beginning at a point on the North-South centerline of Section 33, Township 32 South, Range 6 West, Willamette Meridian, said point monumented by a 1/2 inch iron bolt driven in a tree root and located 1043.65 ft., South 01° 01' 57" West from the North 1/4 corner of said Section 33; thence East, 4.66 ft. to a 1 inch iron rod in an existing fence line; thence South 01° 26' West, 1404.43 ft. following existing fence line; thence South 88° 47' 32" West, 184.09 ft. following existing fence line; thence North 89° 05' 17" West, 167.16 ft. following existing fence line; thence North 04° 35' 16" East, 47.34 ft. following existing fence line; thence North 06° 34' 56" West, 133.39 ft. following existing fence line; thence North 87° 20' 04" East, 50.31 ft. following existing fence line; thence North 03° 12' 54" West, 106.10 ft. following existing fence line; thence North 78° 33' 55" West, 236.72 ft. following existing fence line; thence North 12° 22' 21" East, 77.71 ft. following existing fence line; thence North 08° 20' 38" East, 874.60 ft. following existing fence line; thence North 02° 22' 10" West, 154.77 ft. to a 1 inch iron rod; thence North 21° 12' 05" West, 103.19 ft. to a 1 inch iron rod; thence North 81° 20' 23" East, 232.64 ft. going across an oiled driveway to a 1 inch iron rod; thence East, 487.69 ft. to the point of beginning, containing more-or-less 23.91 acres.

EXHIBIT A-1  
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All of the lessee's right, title and interest in that certain Indenture made July 11, 1926 between the City of Glendale as lessor and Glendale Lumber Co. as lessee, recorded August 12, 1926 in Book 88 at Page 332 of the Deed Records of Douglas County Oregon. This lease affects the following described real property:

A strip or parcel of land 40 feet in width, being 20 feet on either side of and parallel with the center line of the Glendale Lumber Company's railroad as located across a tract of land owned by the City of Glendale bordering on Cow Creek in Section 33, Township 32 South, Range 6 West, Willamette Meridian, said center line being more particularly described as follows: Beginning at a point on the Township line between Townships 32 and 33 South, Range 6 West, Willamette Meridian 688.4 feet East of the Southwest corner of Section 33, Township 32 South, Range 6 West, WM, said point being also 270 feet East of the Southwest corner of the above named tract of land owned by the City of Glendale; thence running in a Northeasterly direction across said tract a distance of 240 feet to a point on the North line of said tract 425 feet West of the most Easterly corner of said tract and 836.9 feet East and 187.3 feet North of the Southwest corner of Section 33 Township 32 South, Range 6 West of Willamette Meridian, in Douglas County, Oregon.

TOGETHER WITH all rights, privileges and easements appurtenant to the above described parcels of real property, including, without limitation, all minerals, geothermal sources, oil, gas and other hydrocarbon substances on the real property, all water and drainage rights used in connection with the real property, as well as all development rights and air rights relating to the real property and any easements, rights of way or other appurtenances used in connection with the beneficial use and enjoyment of the real property.

TOGETHER ALSO WITH all improvements, fixtures and buildings located on the real property.

1. A tract of land being a part of the southwest quarter of Section 33, T 32 S, R 6 W, W.M., Douglas County, Oregon, more particularly described as follows:

Beginning at a point on the north line of Section 4, T 33 S, R 6 W, W.M., which is 212 feet east of the northwest corner of said Section 4, running thence North 0° 8' West a distance of 208.7 feet to a point; thence North 89° 52' East a distance of 194.5 feet to a point; thence North 39° 18' East a distance of 721.1 feet to a point on the south boundary line of County Road No. 27; thence South 51° East along the south boundary of said County Road to a point which is North 39° East 435.6 feet from a point which is 724 feet East and 263 feet North of the NE corner of Section 5, T 33 S, R 6 W, W.M.; thence South 51° East along the south boundary of County Road No. 27 a distance of 100 feet to a point; thence South 39° West 435.6 feet to a point; thence South 51° East a distance of 100 feet to a point which is 878 feet east and 157 feet north of the NE corner of Section 5, T 33 S, R 6 W, W.M.; thence South 51° East 100 feet to a point; thence South 42° 48' East 101 feet to a point on the north line of said Section 4; thence West along the north line of said Section 4 a distance of approximately 812 feet to the point of beginning.

2. A tract of land being a part of the southwest quarter of Section 33, T 32 S, R 6 W, W.M., Douglas County, Oregon, more particularly described as follows:

Commencing at a point 470 feet north of the quarter post on the south line of Section 33, between the southwest quarter and the southeast quarter; thence West 325 feet; thence North 69 feet to the true point of beginning; running thence South 70° West a distance of 120 feet; thence South a distance of 32 feet; thence North 70° East a distance of 120 feet; thence North 32 feet to the point of beginning.

3. Portions of the southeast quarter of Section 32, T 32 S, R 6 W, W.M., described as follows:

Beginning at a 5/8" iron rod on the east line of said Section 32 located South 01° 06' 29" West, 630.31 feet from the east quarter corner of said section; thence North 75° 49' 48" West, 111.90 feet to an iron monument; thence South 72° 54' 00" West, 247.09 feet to an iron monument; thence South 71° 12' 37" West, 190.95 feet to an iron monument on the north right of way of County Road No. 27; thence normal to said right of way, 60 feet to the south right of way of County Road No. 27; thence westerly along the south right of way of said County

Road to a 5/8" iron rod at the northeast corner of parcel described in Volume 124, page 24; thence along the east and south boundary of said parcel the following courses: South 31 feet; South 42°57' West, 45 feet; South 69°00' West, 100 feet; South 82°00' West 400 feet to a point on the north bank of Cow Creek; thence South 08°53'32" East, 129.02 feet, more or less, to the south bank of Cow Creek; thence along the south bank of Cow Creek the following courses: North 76°37' East, 322 feet; South 72°49' East, 170 feet; South 37°02' East, 200 feet; South 14°32' West, 213 feet; South 05°11' East, 178 feet; South 24°37' East, 304 feet; South 48°08' East, 291 feet; South 77°21' East, 389.97 feet to a point on the east line of said Section 32; thence North 01°06'29" East along said east line, 1692.00 feet, more or less, to the point of beginning. Less and except a 60-foot County right of way described as County Road No. 27.

4. Railroad right-of-way property known as Snyder Spur, located in the northwest quarter of Section 4 and the northeast quarter of the northeast quarter of Section 5, T 33 S, R 6 W, W.M., Douglas County, Oregon.
5. Tax Lot 85-524-2 in Section 4, Township 33 South, Range 6 West, W.M., Douglas County, Oregon.
6. Tax Lot 85-546 in Section 4, Township 33 South, Range 6 West, W.M., Douglas County, Oregon.
7. All of the SW-1/4 of Section 33, Township 32 South, Range 6 West, Willamette Meridian, Douglas County, Oregon.



All the real property in Klamath County, Oregon described as follows:

1. Government Lots 2 and 4 of Section 13, Township 38 South, Range 8 East, Willamette Meridian, but excepting therefrom the Northerly and Northeasterly parts thereof deeded to R. W. Browning, et ux. by deed recorded in Deed Volume 210, page 321, Klamath County, Oregon.

Also, that part of Lot 3, Section 13, Township 38 South, Range 8 East, Willamette Meridian which lies Northeasterly of the right of way of the Central Pacific Railway Company.

2. The South half of the Southwest quarter of Section 27, Township 36 South, Range 9 East, Willamette Meridian.

TOGETHER WITH all rights, privileges and easements appurtenant to the above described parcels of real property, including, without limitation, all minerals, geothermal sources, oil, gas and other hydrocarbon substances on the real property, all water and drainage rights used in connection with the real property, as well as all development rights and air rights relating to the real property and any easements, rights of way or other appurtenances used in connection with the beneficial use and enjoyment of the real property.

TOGETHER ALSO WITH all improvements, fixtures and buildings located on the real property.

All the real property in Klamath County, Oregon described as follows:

1. Government Lots 2 and 4 of Section 13, Township 38 South, Range 8 East, Willamette Meridian, but excepting therefrom the Northerly and Northeasterly parts thereof deeded to R. W. Browning, et ux. by deed recorded in Deed Volume 210, page 321, Klamath County, Oregon.

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TOGETHER ALSO WITH all improvements, fixtures and buildings located on the real property.

STATE OF OREGON )  
COUNTY OF DOUGLAS ) ss.

I, DORIS L. WADSWORTH, COUNTY CLERK  
AND RECORDER OF CONVEYANCES, IN AND FOR  
SAID COUNTY, DO HEREBY CERTIFY THAT THE  
WITHIN INSTRUMENT WAS RECORDED THIS DAY:  
1983 SEP 22 PM 3:02

DORIS L. WADSWORTH  
DOUGLAS COUNTY CLERK

BY Mary L. Deal  
DEPUTY  
NO. 88-94 FEE 88-94

DOUGLAS COUNTY OFFICIAL RECORDS

Return to  
United States National Bank  
P.O. Box 4412  
Portland, Oregon 97208

83-11946

EXHIBIT A-2  
Page 1 of 1

Attn: Mrs. Judith E. Lane

STATE OF OREGON: COUNTY OF KLAMATH:ss

I hereby certify that the within instrument was received and filed for record on the 5th day of April A.D., 1984 at 2:39 o'clock P. M., and duly recorded in Vol M84, of Deeds on page 5568.

EVELYN BIEHN, COUNTY CLERK

by: Pamela L. Deal, Deputy

Fee: \$ 88.00