

K-43566
Bargain and Sale Deed

NORTHWEST TIMBER AFFILIATES, INC., an Oregon corporation, Grantor, conveys and warrants to A. G. M. & M., INC., Grantee, that certain real property (the "Property") situated in Klamath County, Oregon described in EXHIBIT A attached hereto and by this reference made a part hereof, free of encumbrances except as specifically set forth herein;

EXCEPTING from said conveyance all ores, base and precious metals, coal, oil, gas, other liquid or gaseous hydrocarbons, minerals, and mineral bearing substances of every kind and character, hereinafter referred to as "mineral interests," now known to exist or hereafter discovered in the Property, but not including common rock, sand, gravel, cinders, or clay commonly used for road construction purposes; and SUBJECT TO use of the surface and subsurface of the Property by owners of such mineral interests in connection with exploration for, extraction, treatment, development, and disposition of such mineral interests.

The Property is conveyed subject to all exceptions, easements, rights of way, restrictions, reservations, agreements, permits and other encumbrances of record and to those matters which would be disclosed by an inspection and survey of the Property.

The true consideration for this conveyance stated in terms of dollars is \$1,326,000.

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THIS INSTRUMENT WILL 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.

DATED this 23 day of December, 1991.

NORTHWEST TIMBER AFFILIATES, INC.

By Richard D. Snyder
Title VP Finance / Admin

STATE OF OREGON)
COUNTY OF WASHINGTON) ss.

On December 23, 1991 personally appeared Richard D. Snyder who, being duly sworn did say that he is the VP Finance / Admin of Northwest Timber Affiliates, Inc., and that the foregoing instrument was signed on behalf of said corporation by authority of the corporation's board of directors and he acknowledged said instrument to be the voluntary act and deed of said corporation.



Rhonda M. Inacke
Notary Public for Oregon
My commission expires: 8/24/93

Until a change is requested, all tax statements shall be sent to the following address; after recording return to:

A. G. M. & M., INC.
Attn: Kim McLaughlin
P. O. Box 727
Coquille, OR 97423



EXHIBIT A

Real Property Description

Township 36 South, Range 9 East of the Willamette Meridian

Section 27: S $\frac{1}{2}$ SW $\frac{1}{4}$

Township 37 South, Range 10 East of the Willamette Meridian

Section 1: SW $\frac{1}{4}$ SE $\frac{1}{4}$, Lots 2, 3, and 4, S $\frac{1}{2}$ N $\frac{1}{2}$, SW $\frac{1}{4}$, N $\frac{1}{2}$ SE $\frac{1}{4}$, SE $\frac{1}{4}$ SE $\frac{1}{4}$
 Section 2: Lots 1, 2, 3, and 4, S $\frac{1}{2}$ N $\frac{1}{2}$, S $\frac{1}{2}$
 Section 3: Lots 1, 2, 3, and 4, S $\frac{1}{2}$ N $\frac{1}{2}$, E $\frac{1}{4}$ SW $\frac{1}{4}$, NE $\frac{1}{4}$ SE $\frac{1}{4}$
 Section 4: Lots 1 and 2
 Section 10: NW $\frac{1}{4}$ NW $\frac{1}{4}$
 Section 11: NE $\frac{1}{4}$, N $\frac{1}{2}$ NW $\frac{1}{4}$, SE $\frac{1}{4}$ NW $\frac{1}{4}$, W $\frac{1}{2}$ SW $\frac{1}{4}$
 Section 12: N $\frac{1}{2}$ NE $\frac{1}{4}$, NW $\frac{1}{4}$

Township 39 South, Range 6 East of the Willamette Meridian

Section 18: NE $\frac{1}{4}$, E $\frac{1}{2}$ NW $\frac{1}{4}$, Lots 1, 2, and 3, W $\frac{1}{2}$ SE $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$

EXHIBIT A

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 8th day
 of Jan. A.D., 19 92 at 1:20 o'clock P M., and duly recorded in Vol. M92,
 of Deeds on Page 455.
 Evelyn Biehn County Clerk
 By Dorlene Mullins

FEE \$38.00