

44564

MTC 27599-KR

Vol. 92 Page 9936

## TIMBER DEED

CONIFER TIMBER ("Grantor"), conveys and warrants to WESTERN TIMBER CO., an Oregon corporation, ("Grantee"), all of the merchantable timber, defined as all trees of any species which measure 8" dbh or more of commercial utilization by Grantee at the time of harvest, located on the real property described on Exhibit A attached hereto and incorporated herein, free of encumbrances except as specifically set forth on Exhibit B.

Grantor agrees to allow Grantee reasonable access to the property to allow removal of the timber. Grantee's right to harvest timber pursuant to this instrument shall expire on October 31, 1993. Provided, however, that in the event Grantee is prevented from harvesting due to Acts of God, fire, insurrection, riot, labor disputes, environmental litigation or governmental order, the right to harvest shall be extended for an equivalent period.

Grantee shall pay any harvest and/or severance tax resulting from the harvest of said timber. Grantee shall be responsible for forest practices requirements that may arise due to this harvest activity and shall be required to replant the property in accordance with State of Oregon regulations. Grantor shall be responsible for all real property taxes on the property.

Dated this 5th day of May, 1992.

Upon recording return to:  
Galen L. Bland, Attorney  
P.O. Box 2337  
Portland, OR 97208-2337  
Forward tax statements to:  
WESTERN TIMBER CO.  
c/o Galen Bland, Attorney  
P.O. Box 2337  
Portland, OR 97208-2337

GRANTOR:

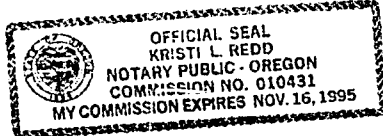
CONIFER TIMBER

By: [Signature]Its: Owner

T. J. Lindbloom  
Owner

STATE OF OREGON           )  
                                  ) ss.  
County of Klamath       )

The foregoing instrument was acknowledged before me this 5th day of May, 1992, by T. J. LINDBLOOM & of Conifer Timber.  
TIM CUMMINS DBA CONIFER TIMBER CO.



Kristi L. Redd  
Notary Public for Oregon  
My commission expires: 11/16/95

## EXHIBIT A

The SE 1/4 SW 1/4, E 1/2 SW 1/4 SW 1/4 and that portion of the S 1/2 SE 1/4 lying Southwesterly of Old Fort Road in Section 33, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

The SW 1/4 NE 1/4; NW 1/4 SE 1/4; W 1/2; SW 1/4 SE 1/4, of Section 3, SAVING AND EXCEPTING a strip of land 60 feet wide conveyed to Fir E'Nuff Farms, inc., by Deed Volume 340, page 231, Klamath County, Oregon Records, more particularly described as follows: A strip of land 60 feet in width extending Westwardly from the center line of the County Road known as the Old Fort Road and lying 30 feet North and 30 feet South of the following center line, to wit: Beginning at a point in the center line of said road which lies 30 feet North of the South line of said Section 3, and running West and parallel to said South line of said section to a point 30 feet North of a point 60 feet West of the Southeast corner of SW 1/4 SW 1/4 of said Section 3.

All of Section 4, EXCEPT W 1/2 SW 1/4 and the SW 1/4 NW 1/4, AND ALSO EXCEPTING that portion of Section 4 described as follows:

Beginning at the Northwest corner of Section 4 Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence East along the North line of said Section, 10 chains more or less to the center line of the telephone right of way; thence Southerly along the center line of said right of way to the South line of the NW 1/4 NW 1/4 of said section; thence West 10 chains, more or less, to the Southwest corner of the NW 1/4 NW 1/4; thence North along the West line of said section to the point of beginning.

Government Lots 2 and 3, SW 1/4 NE 1/4, SE 1/4 NW 1/4, E 1/2 SW 1/4; N 1/2 SE 1/4, Section 5.

E 1/2 W 1/2, NW 1/4 NE 1/4, Section 8;

NE 1/4, E 1/2 NW 1/4, NE 1/4 SW 1/4, E 1/2 SE 1/4 Section 9;

W 1/2 NW 1/4, NW 1/4 SW 1/4, Section 10;

All being situated in Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

ALSO EXCEPTING THEREFROM a strip of land 60 feet wide deeded to Klamath County for county road purposes, recorded February 7, 1978 in Volume M78, page 2157, Microfilm Records of Klamath County, Oregon.

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
2. The premises herein described have been classified as Reforestation Land and is subject to the payment of a yield tax immediately prior to harvesting of any forest crop. Upon declassification as Reforestation Lands and additional tax may be levied.
3. The assessment roll and the tax roll disclose that the premises herein described were specially assessed as Forest Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied.
4. An easement created by instrument, subject to the terms and provisions thereof,  
 Dated: August 15, 1990  
 Recorded: December 13, 1990  
 Volume: M90, page 24681, Microfilm Records of Klamath County, Oregon.  
 In favor of: Fir E'Nuff Farms, Inc.  
 For: A 60 foot wide easement
5. An easement created by instrument, subject to the terms and provisions thereof,  
 Dated: February 5, 1992  
 Recorded: February 5, 1992  
 Volume: M92, page 2491, Microfilm Records of Klamath County, Oregon  
 By and Between: Fir E'Nuff Farms, Inc., O'Connor Livestock Company, and OK Land and Cattle Company  
 For: A 60 foot easement over existing road

This report is preliminary to the issuance of a policy of title insurance and shall become null and void unless a policy is issued and the full premium therefore paid.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 6th day  
 of May A.D., 19 92 at 3:52 o'clock P.M., and duly recorded in Vol. M92  
 of Deeds on Page 9936.

Evelyn Biehn  
 By [Signature] County Clerk

FEE \$20.00