

**OREGON TITLE**  
Insurance Company

87963

09-12-94P03:51 RCVD

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**STATUTORY WARRANTY DEED**  
(Corporation)

Shirbeck, Inc.

*ATC 04042147*

conveys and warrants to  
Crown Pacific Limited Partnership, an Oregon Limited Partnership

the following described real property in the State of Oregon and County of Klamath  
free of encumbrances, except as specifically set forth herein:  
See EXHIBIT 'A' attached hereto and made a part hereof

Tax Account Number(s): Code:51: Map:2409: TL#1700: Key No.:150936

This property is free of encumbrances, EXCEPT:  
all of those items as shown on EXHIBIT 'B' attached hereto and made a part hereof.

The true consideration for this conveyance is \$85,000.00

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLA-  
TION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRU-  
MENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY  
OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAW-  
SUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

DATED this 9<sup>th</sup> day of September, 1994, pursuant to a duly approved resolution of the  
board of directors of the below named corporation.

Shirbeck, Inc.  
an Oregon corporation

By: (S)

BY: ✓

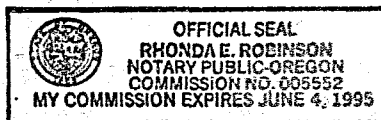
AS: ✓

STATE OF OREGON, COUNTY OF Lane)ss.

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of September, 1994, by  
Michael Albert, as VICE PRESIDENT, of  
Shirbeck, Inc., an Oregon corporation, on behalf of the corporation.

Notary Public for Oregon

My Commission Expires: 6-4-95



Order No.: 417398x

After Recording Return To:  
Oregon Title Insurance Company  
PO Box 10127  
Eugene, OR 97440

Until a change is requested, tax statements  
shall be sent to the following address:  
Crown Pacific Limited Partnership  
✓ 121 SW MORRISON ST. Suite A 900  
✓ PORTLAND, OR 97204

THIS SPACE RESERVED FOR RECORDER'S USE

The E 1/2 of the SW 1/4 and the W 1/2 of the SE 1/4 of Section 8, Township 24 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, SAVING AND EXCEPTING THEREFROM:

A parcel of land lying in the SW 1/4 SE 1/4 of Section 8, Township 24 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, the said parcel being that portion of said SW 1/4 SE 1/4 lying Easterly of a line which is parallel to and 200 feet Westerly of the centerline of the Dalles-California Highway as said highway has been relocated, which centerline is described as follows:

Beginning at Engineer's centerline station 1446+00, said station being 230 feet North and 1080 feet West of the Southeast corner of said Section 8; thence South 37 degrees 01' West 600 feet to Station 1452+00; the Westerly line of said strip of land crossing the East and South line of said SW 1/4 of the SE 1/4 opposite stations 1446+65 and 1449+95, respectively.

CODE 51 MAP 2409 TL 1700

1. 1994-95 taxes, a lien not yet payable.
2. As disclosed by the tax roll the premises herein described have been zoned or classified for forest land use. At any time that said land is disqualified for such use, the property may be subject to additional taxes or penalties and interest.  
(Potential additional Tax liability)
3. Rights of the public in and to any portion of the herein described premises lying within the boundaries of streets, roads or highways.
4. This property lies within and is subject to the levies and assessments of the Fire Patrol District.
5. Right, title or interest of the public, including governmental bodies in and to that portion of said premises lying below the ordinary high water line of the Little Deschutes River and public rights of fishing and recreation in and to the shoreline of said river.
6. All matters arising from any shifting in the course of the Little Deschutes River, including but not limited to accretion, reliction and avulsion.
7. Reservations of various patent from the United States of America, to wit:
  - (a) "Subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws and decisions of courts;"
  - (b) "...and also subject to the right of a proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises hereby granted as provided of law."
8. Limited access provisions contained in Deed to the State of Oregon, by and through its State Highway Commission, which provides that no right or easement of right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property, recorded November 25, 1953 in Book 264 at Page 186, Deed Records of Klamath County, Oregon.
9. Easement, including the terms and provisions thereof, as disclosed by Deed:
 

For:	Electric transmission and distribution line
Granted to:	Midstate Electric Cooperative, Inc.
Recorded:	June 5, 1973
Book:	M-73
Page:	6906
10. Easement, including the terms and provisions thereof:
 

For:	Electric Transmission Line
Granted to:	Midstate Electric Cooperative, Inc.
Recorded:	April 10, 1987
Book:	M-87
Page:	6003
11. Easement, including the terms and provisions thereof:
 

For:	Electric transmission and/or distribution line
Granted to:	Midstate Electric Cooperative, Inc., a cooperative corporation
Recorded:	January 8, 1988
Book:	M-88
Page:	408
Fee No.:	83301

