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Vol. M96 Page 269C1

FILED FOR RECORD AT THE  
REQUEST OF AND RETURN TO:

WEYERHAEUSER COMPANY FOUNDATION  
BOX C  
TACOMA WA 98477

SEND TAX STATEMENTS TO:  
U.S. Timberlands KLAMATH FALLS  
1212 Alabama #26  
Bandon OR 97411

## WARRANTY DEED

THE GRANTOR, WEYERHAEUSER COMPANY FOUNDATION, a Washington non-profit corporation, conveys and warrants to U.S. TIMBERLANDS KLAMATH FALLS, L.L.C., a Delaware Limited Liability Company, GRANTEE, the following described real property, situate in the County of Klamath, State of Oregon:

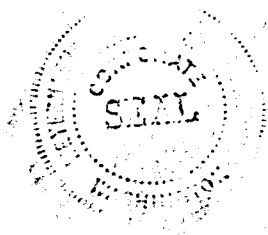
See EXHIBIT A attached, incorporated by reference herein.

Subject to general and specific matters disclosed on Exhibit B

THE TRUE AND ACTUAL CASH CONSIDERATION FOR THIS TRANSACTION IS \$5,200,000.00.

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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED ON ORS 30.930.

IN WITNESS WHEREOF, said corporation has caused this instrument to be executed by its proper officers and its corporate seal to be hereunto affixed this 19 day of August, 1996.



WEYERHAEUSER COMPANY FOUNDATION

By: Walter Morgan  
President

Attest: Karen Littlejohn  
Secretary

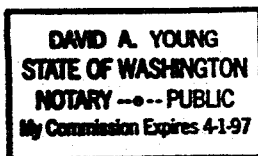
STATE OF WASHINGTON

COUNTY OF KING

ss.

On this 19 day of August, 1996, before me personally appeared Mack L Hogans and Karen L Veitenhans, to me known to be the President and Secretary, respectively, of WEYERHAEUSER COMPANY FOUNDATION, the corporation that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



*David A. Young*  
NOTARY PUBLIC  
Commission expires: April 1, 1997

**EXHIBIT 'A'  
LEGAL DESCRIPTION****PARCEL 1:**

Section 32 - Government Lots 1, 2, 3, 4, 5, 9, 10 and 11, SW1/4, SW1/4 SE1/4  
Section 31 - Government Lots 1, 2 and 3, NW1/4 NW1/4, S1/2 NE1/4, NW1/4 SE1/4, E1/2 SE1/4

All being in Township 36 South, Range 7 East of the Willamette Meridian West of Lake,  
Klamath County, Oregon.

EXCEPT that portion conveyed to the State of Oregon by and through its State Highway  
Commission, recorded July 11, 1952 in Book 255, page 565, Deed Records of Klamath County,  
Oregon.

**PARCEL 2:**

Section 5 - All  
Section 6 - All  
Section 7 - Government Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16  
Section 8 - N1/2  
Section 18 - Government Lots 2, 3 and 4, Government Lot 1 Less the South 570 feet of the  
East 497 feet thereof.

All being in Township 37 South, Range 7 East of the Willamette Meridian, Klamath County,  
Oregon.

EXCEPT that portion conveyed to the State of Oregon by and through its State Highway  
Commission, recorded October 3, 1951 in Book 250, page 175, Deed Records of Klamath  
County, Oregon.

EXHIBIT A  
PAGE 1 OF 2

**Foundation**

**RESERVATION:** To the extent not previously reserved, Grantor hereby expressly saves, excepts and reserves out of the grant hereby made, unto itself, its successors and assigns, forever, all geothermal steam and heat and all metals, ores and minerals of any nature whatsoever in or upon said land including, but not limited to, coal, lignite, peat, oil and gas, including coal seam gas, together with the right to enter upon said land for the purpose of exploring the same for such geothermal resources, metals, ores and minerals, and drilling, opening, developing and working mines and wells thereon and taking out and removing therefrom, including by surface mining methods, all such geothermal resources, metals, ores and minerals, and to occupy and make use of so much of the surface of said land as may be reasonably necessary for said purposes; provided, that Grantor covenants, on behalf of Grantor and Grantor's heirs, successors and assigns, that Grantee and Grantee's heirs, representatives, successors and assigns, shall be paid just and reasonable compensation for any injury or damage to the surface of said land, and the timber, crops and any and all improvements thereon caused by the exercise of any rights herein reserved; provided, further that the exercise of such rights by Grantor shall not be postponed or delayed if Grantor and Grantee shall be unable after thirty days to agree upon or have determined such just and reasonable compensation, notwithstanding their mutual reasonable efforts to do so.

**SUBJECT TO:**

1. The rights of the public in and to any public roads and utilities.
2. All matters contained in patents and acts relating thereto.
3. Mineral reservations, exceptions and/or conveyances made by prior owners.
4. Taxes not yet due and payable.
5. Specific matters listed on the attached schedule.

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1. Other Party: CURTISS, CAMERON DBA ROCK CREEK RANCH  
Document Date: 03/13/1990  
Purpose: GRAZING LEASE: DOMESTIC ANIMALS  
Affects: Twp 36S; Rge 07E; Sections 31 & 32  
Twp 37S; Rge 07E; Sections 05, 06, 07, 08 & 18

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2. Other Party: PACIFIC POWER & LIGHT COMPANY  
Document Date: 07/01/1941  
Purpose: INDENTURE: EASEMENT TO CONTROL WATERS/RELEASE OF CLAIMS  
Recording Information  
KLAMATH County: 52026 VOLUME 141 PAGE 619  
Document Notes:  
Perpetual rights.  
Affects: Twp 37S; Rge 07E; Sections 05 & 08

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3. Other Party: OR DEPT. OF GEOLOGY & MINERAL INDUSTRIES  
Document Date: 01/16/1996  
Purpose: OPERATING PERMIT: ID NO. 18-0027 - BALL BAY  
Affects: Twp 36S; Rge 07E; Sections 32

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4. Other Party: OR TAX COMMISSION  
Document Date: 02/27/1935  
Purpose: REFORESTATION CLASSIFICATION ORDER NO. 36  
Affects: Twp 37S; Rge 07E; Sections 07

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5. Other Party: OR TAX COMMISSION  
Document Date: 02/27/1934  
Purpose: REFORESTATION CLASSIFICATION ORDER NO. 31  
Affects: Twp 36S; Rge 07E; Sections 31 & 32

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6. Other Party: PACIFIC POWER & LIGHT COMPANY  
Document Date: 06/03/1956  
Purpose: EASEMENT: ELECTRICAL TRANSMISSION LINES  
Recording Information  
KLAMATH County: 25564 VOLUME 297 PAGE 97  
Affects: Twp 36S; Rge 07E; Sections 32

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7. Other Party: WAMPLER, A. E. ET UX  
Document Date: 01/26/1970  
Purpose: ROAD USE AGREEMENT  
Affects: Twp 36S; Rge 07E; Sections 32

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8. Other Party: WAMPLER, A. E. ET UX  
Document Date: 06/30/1973  
Purpose: PERMIT FOR MAINTENANCE OF EXISTING FENCES  
Affects: Twp 36S; Rge 07E; Sections 31 & 32

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9. Other Party: PACIFIC POWER & LIGHT COMPANY  
Document Date: 01/15/1956  
Purpose: 10' RIGHT OF WAY FOR TRANSMISSION LINE  
Recording Information  
KLAMATH County: VOLUME 281 PAGE 73  
Affects: Twp 36S; Rge 07E; Sections 32

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10. Other Party: KLAMATH COUNTY  
Document Date: 05/11/1954  
Purpose: RESOLUTION: SEGMENT OF STATE HIGHWAY CONVERTED TO COUNTY RD  
Recording Information  
KLAMATH County: VOLUME 271 PAGE 320  
Affects: Twp 36S; Rge 07E; Sections 31 & 32  
Twp 37S; Rge 07E; Sections 05

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11. Other Party: CURTISS, CHARLES A. ET UX  
Document Date: 05/17/1966  
Purpose: ROAD USE EASEMENT: SEGMENTS OF EXISTING ROADS  
Recording Information  
KLAMATH County: 6903 VOLUME M66 PAGE 6097  
Document Notes:  
Perpetual, nonexclusive, assignable and divisible.  
Affects: Twp 36S; Rge 07E; Sections 32

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12. Other Party: GIENGER ENTERPRISES, INCORPORATED  
Document Date: 09/24/1979  
Purpose: EASEMENT EXCHANGE: 60 FT WIDE FOR ROAD USE  
Recording Information  
KLAMATH County: 77420 VOLUME M79 PAGE 27697  
Document Notes:  
Perpetual rights.  
Affects: Twp 36S; Rge 07E; Sections 32  
Twp 37S; Rge 07E; Sections 05, 07, 08 & 18

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13. Other Party: CURTISS, CAMERON A., DBA ROCK CREEK RANCH  
Document Date: 02/22/1994  
Purpose: EASEMENT: 60 FT WIDE RW FOR ACCESS ROAD  
Recording Information  
KLAMATH County: 94275 VOLUME M95 PAGE 2203  
Document Notes:  
May be terminated upon two years' non-use. In the event of such



(Continued)

termination, Grantee shall furnish a statement in recordable form  
evidencing such termination.

Affects: Twp 36S; Rge 07E; Sections 32

Twp 37S; Rge 07E; Sections 05 & 08

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 30th day  
of Aug A.D., 19 96 at 11:04 o'clock A M., and duly recorded in Vol. M96  
of Deeds on Page 26901

Bernetha G. Letsch County Clerk

FEE \$65.00

By Kathleen Ross