

46823

Vol. 2127 Page 33532

AFTER RECORDING, RETURN TO:

Robert L. Coats
68285 Skyline Ranch Road
Bend, OR 97701

UNTIL A CHANGE IS REQUESTED, ALL TAX
STATEMENTS SHOULD BE SENT TO:

Robert L. Coats
68285 Skyline Ranch Road
Bend, OR 97701

BARGAIN AND SALE DEED

CROWN PACIFIC LIMITED PARTNERSHIP, a Delaware limited partnership ("Grantor"), in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, bargains, sells, and conveys to Robert L. Coats ("Grantee") the real property in the County of Klamath, State of Oregon, legally described as follows:

The East Half of the Southeast Quarter (E $\frac{1}{2}$ SE $\frac{1}{4}$) of Section 8; AND

That portion of the Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$) and the Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$) of Section 19, lying North of Klamath County Road 28,

all in Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

(the "Property"), SUBJECT TO a reservation unto Grantor of timber rights on the following terms:

Grantor hereby retains for a period of five years after the date of this Bargain and Sale Deed the title to and the right to harvest the timber on the East Half of the Southeast Quarter (E $\frac{1}{2}$ SE $\frac{1}{4}$) of the said Section 8. In the event Grantor's performance is delayed by any event of force majeure, then time for performance by Grantor to remove the reserved timber shall be extended by the number of days of delay caused by the force majeure event. For purposes of this reservation, "force majeure" shall mean any act of God, insurrection, riot, labor dispute, governmental order or other cause beyond Grantor's reasonable control.

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

Dated this 18th day of September, 1997.

GRANTOR:

CROWN PACIFIC LIMITED PARTNERSHIP, a
Delaware limited partnership

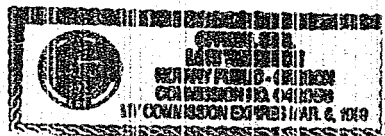
BY: CROWN PACIFIC MANAGEMENT LIMITED
PARTNERSHIP, its General Partner

By: 

Roger L. Krage, Secretary

STATE OF OREGON)
) ss
County of Multnomah)

The foregoing instrument was acknowledged before me this 18th day of September, 1997, by Roger L. Krage, who is the Secretary of Crown Pacific Management Limited Partnership on behalf of the partnership.





Notary Public for Oregon
My commission expires 03/06/99

EXHIBIT A

PERMITTED EXCEPTIONS

1. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.
2. Reservations and restrictions, including the terms and provisions thereof, in various patents recorded on herein described property, as to mineral rights.
3. Easement, including the terms and provisions thereof, given by R. T. Renner et ux., to United States of America, dated July 9, 1951, recorded September 12, 1951, in Volume 249 page 519, Deed Records of Klamath County, Oregon (Sec. 19, Twp 24 SR 8)
4. Grant of Easement, including the terms and provisions thereof, given by Gilchrist Timber Company to Pacific Northwest Bell Telephone Company, dated April 4, 1972, recorded August 1, 1972, in Volume M72 page 8434, Deed Records of Klamath County, Oregon.
5. Easement, including the terms and provisions thereof, between Pope & Talbot, Inc., and Leonard Lundgren, et ux., dated August 6, 1974, recorded September 27, 1974, in Volume M74 page 12710, Deed Records of Klamath County, Oregon.
6. Assignment, Acceptance and Assumption, including the terms and provisions thereof, given by Diamond Group, Inc., a Delaware corporation, to Crown Pacific, Ltd., an Oregon corporation, dated April 4, 1988, in Volume M88 page 5056, Deed Records of Klamath County, Oregon.
7. Easements disclosed by Judgment filed January 15, 1991, in Civil Case No. 90-6211J, United States of America vs. Crown Pacific, Ltd., et al., in United States District Court for the District of Oregon.
8. No means of ingress or egress to or from above-described property as disclosed by the assessor's maps (E½SE¼ Sec. 8, Twp 24 SR 8)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Robert L. Coats the 10th day
 of October A.D., 19 97 at 3:17 o'clock P. M., and duly recorded in Vol. M97
 of Deeds on Page 33532

FEE \$40.00

By Bernetha G. Letsch, County Clerk
Kathleen Russell