

1999 JUL -2 AM 11: 51

After Recording Mail To:

Mark A. Norby
c/o Stoel Rives LLP
900 SW Fifth Ave., Suite 2600
Portland, Oregon 97204

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Collins Products LLC, an Oregon limited liability company, Grantor, conveys and warrants to Collins Newco LLC, an Oregon limited liability company, Grantee, the real property described on attached Exhibit A free of encumbrances except as specifically set forth on attached Exhibit B.

RESERVING unto Grantor, its successors and assigns, a perpetual, non exclusive easement to use the existing roads on the real property conveyed herein for the purpose of ingress and egress to other lands of Grantor in the vicinity of the real property conveyed herein. This easement shall be appurtenant to, and run to the benefit of, all other lands of Grantor in the vicinity of the real property conveyed herein.

The true consideration for this conveyance is other value given.

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 June 30, 1999.

Until a change is requested, all tax statements shall be sent to:
Collins Newco LLC
1618 SW First Avenue, Suite 300
Portland, Oregon 97201

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GRANTOR:

COLLINS PRODUCTS LLC,
an Oregon limited liability company

By:


James E. Quinn, President

STATE OF Oregon

ss.

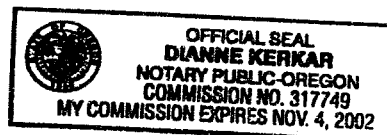
County of Multnomah

This instrument was acknowledged before me on this 30 day of June, 1999 by
James E. Quinn as President of Collins Products LLC, an Oregon limited liability company.



Notary Public for Oregon

My Commission expires: Nov 4, 2002



Until a change is requested, all tax statements shall be sent to:
Collins Newco LLC
1618 SW First Avenue, Suite 300
Portland, Oregon 97201

**EXHIBIT A
TO
STATUTORY WARRANTY DEED**

Legal Description

PARCEL 1:

Those parts of Section 13 and Section 24, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the low water line on the North bank of the Klamath River on the West line of said Section 24, and running thence North along said West line 2,485 feet; thence Northeasterly on a straight line to the Northwest corner of Government Lot 1 of said Section 13; thence continuing Northeasterly along an extension of the same straight line through the NE1/4 of SE1/4 of said Section 13 to the East line of said Section 13; thence South along said East line to said low water line; thence Southwesterly along said low water line to the place of beginning.

EXCEPTING THEREFROM the following:

A portion of the NE1/4 of SE1/4 of Section 13, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Southeast corner of Lot 67 of Block 40, PLAT OF WEST KLAMATH (but in part thereof which has been vacated), as recorded in the office of the County Clerk of said County (which point is South 30 degrees 16' 45" West 998.34 feet from the Northeast corner of said NE1/4 of SE1/4); thence South 24 degrees 29' East, along the Easterly line of said Lot 67 extended Southeasterly, 59.99 feet to the Southerly line of said Lot 73; thence South 25 degrees 01' 13" West 11.63 feet; thence South 62 degrees 46' 36" West 300.97 feet; thence North 14 degrees 53' 47" West 22.25; thence South 65 degrees 31' West 30.40 feet; thence North 16 degrees 24' West 60.6 feet; thence North 65 degrees 31' East 60.6 feet, more or less, to the Northwest corner of said Lot 73; thence North 65 degrees 31' East, along the North line of said Lot 73, 267.04 feet, more or less, to the point of beginning.

PARCEL 2:

The SW1/4 NW1/4, N1/2 SW1/4 and Government Lots 2, 3, 4, 5, 6, 7 and 8, Section 18, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 3:

The SW1/4 NE1/4 of Section 18, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING that portion lying East of the East line contained in Boundary Line Agreement, dated December 11, 1979 and recorded June 11, 1980 in Volume M80, page 10716, Microfilm Records of Klamath County, Oregon.

ALSO EXCEPTING therefrom that portion as contained in Deed to the State of Oregon by and through its Department of Transportation Highway Division, recorded April 10, 1992 in Volume M92, page 7557, Microfilm Records of Klamath County, Oregon.

PARCEL 4:

The SE1/4 NW1/4, Section 18, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM the following described parcel:

Beginning at a point on the East line of said SE1/4 NW1/4 from which the Northeast corner of said SE1/4 NW1/4 bears North 00 degrees 37' 00" East 100.00 feet; thence along said east line South 00 degrees 37' 00" West 100.00 feet; thence North 89 degrees 23' 00" West 100.00 feet; thence North 00 degrees 37' 00" East 100.00 feet; thence South 89 degrees 23' 00" East 100.00 feet to the point of beginning.

PARCEL 5:

The NW1/4 NW1/4, Section 18, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 6:

A strip of land 100 feet in width parallel to and adjacent to the said low water mark on the left bank of said Klamath River being a portion of the NW1/4 SW1/4 and Government Lot 13 of Section 17, Government Lots 10 and 11 of Section 18 and Government Lots 7 and 8 in Section 19, all in Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

SAVING AND EXCEPTING therefrom that portion as contained in Deed to the State of Oregon by and through its Department of Transportation Highway Division, recorded

April 23, 1992 in Volume M92, page 8702, Microfilm Records of Klamath County, Oregon.

PARCEL 7:

A strip of land 60 feet in width lying North of, adjacent to, and parallel with, the North property line of the Weyerhaeuser Timber Company's Millsite in Sections 24 and 13, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, and more particularly described as follows:

Beginning at the Southwest corner of the Northwest quarter of Northwest quarter of Section 24 of said Township and Range; thence North 840 feet to the Northwest corner of said millsite; thence North 65 degrees 32' East 126 feet to the true point of beginning; thence Northeasterly along the arc of a right curve whose radius is 399.27 feet a distance of 224 feet; thence North 65 degrees 32' East, a distance of 3,829.39 feet; thence Easterly along the arc of a right curve whose radius is 1,472.69 feet a distance of 418 feet, more or less, to a point on the North property line of said millsite; thence South 65 degrees 32' West, along said property line to the true point of beginning.

PARCEL 8:

A strip of land 60 feet in width lying 30 feet on each side of a center line as now staked on the ground being a portion of the NW1/4 NW1/4 of Section 24, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the SW corner of the NW1/4 of the NW1/4 of Section 24 of said Township and Range; thence North 840 feet to the Northwest corner of said millsite; thence North 65 degrees, 32' East 126 feet to the end of this description.

PARCEL 9:

A strip of land 60 feet in width lying 30 feet on each side of a center line as now staked on the ground and more particularly described as follows:

Beginning at a point on the East line of the SE1/4 NE1/4 of Section 23, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, distant 45.71 feet, more or less, South of the Northeast corner of said SE1/4 NE1/4; thence South 41 degrees 01' West a distance of 1,652 feet, more or less, to the South line of said S1/2 NE1/4.

PARCEL 10:

A strip of land 60 feet in width lying 30 feet on each side of a center line as now staked on the ground and more particularly described as follows:

Beginning at a point on the North line of the N1/2 SE1/4 of Section 23, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, distant 1062 feet, more or less, West of the East 1/4 corner; thence South 41 degrees 08' West a distance of 1,427.80 feet; thence along the arc of a 0 degree 24' curve to the right a distance of 351.20 feet, more or less, to the South line of said N1/2 SE1/4 section.

PARCEL 11:

A strip of land 60 feet in width lying 30 feet on each side of a center line as now staked on the ground and more particularly described as follows:

Beginning at a point on the North line of Government Lot 1, Section 23, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, distant 470 feet, more or less, East of the Northwest corner of said lot, said point being on the arc of a 0 degree 24' curve to the right whose tangent at that point bears South 42 degrees 25' West; thence on the arc of said curve a distance of 3,233.00 feet; thence South 55 degrees 21' West a distance of 2,550.00 feet to a point on the West line of the E1/2 NE1/4 of Section 27, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, distant 340 feet, more or less, North of the Southwest corner of said SE1/4 NE1/4.

EXCEPTING FROM ALL OF THE FOREGOING PARCELS ANY PORTION THEREOF LYING WITHIN THE FOLLOWING DESCRIBED TRACTS:

Tract 1

A portion of Sections 22, 23, 26 and 27, Township 39 South, Range 8 East of the Willamette Meridian, located in Klamath County, Oregon, more particularly described as follows:

Beginning at the initial point, as marked by a 5/8" x 30" iron pin with Tru-Line Surveying Inc plastic cap, on the southerly right of way of Highway No.66, as described in Volume M-89, page 24105 of the Klamath County Deed Records, from which the 1/4 Corner common to Sections 14 and 23 of Township 39 South, Range 8 East bears North 42°12'00" East 3,529.42 feet; thence South 89°33'58" East 607.74 feet; thence South 00°26'02" West 3,173.88 feet; thence along the arc of a curve to the left 410.34 feet with a radius of 14,460 feet, a central angle of 01°37'33" and long chord bearing South 55°09'47" West 410.32 feet; thence South 55°58'34" West 339.83 feet; thence North 59°22'54" West

909.12 feet; thence North 00°26'02" East 2,140.50 feet; \pm to the Southeasterly right-of-way line of Highway No. 66 as described in Volume M-89, page 24105, thence Northeasterly along said right-of-way 1283.66 feet, to the initial point and the terminus of the legal description.

Tract 2

A tract of land being a portion of parcel 1 of "Land Partition 31-97", situated in Sections 14, 22, 23, 26 and 27, T39S, R8EWM, Klamath County, Oregon, more particularly described as follows:

BEGINNING AT THE INITIAL POINT, AS MARKED BY A 5/8" X 30" IRON PIN WITH TRU-LINE SURVEYING, INC. PLASTIC CAP, ON THE SOUTHERLY RIGHT OF WAY OF HIGHWAY #66, AS DESCRIBED IN VOLUME M-89 PAGE 24105 OF THE KLAMATH COUNTY DEED RECORDS, FROM WHICH THE 1/4 CORNER COMMON TO SAID SECTIONS 14 AND 23 BEARS N42°12'00"E 3529.42 FEET; THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY 6500 +/- FEET TO THE EAST LINE OF SAID SECTION 14; THENCE S00°41'58"W 1280 +/- FEET TO THE CORNER COMMON TO SAID SECTIONS 13, 14, 23 AND 24; THENCE S01°03'31"W, ALONG THE SECTION LINE, 3,000 +/- FEET, TO THE KLAMATH RIVER; THENCE SOUTHWESTERLY, ALONG THE KLAMATH RIVER 8,500 +/- FEET, TO ITS INTERSECTION WITH THE SECTION LINE COMMON TO SAID SECTIONS 26 AND 27; THENCE NORTH, ALONG THE SECTION LINE, 400 +/- FEET, TO THE SE1/16 CORNER COMMON TO SAID SECTIONS 26 AND 27; THENCE WEST 1320 +/- FEET, TO THE SE1/16 CORNER OF SAID SECTION 27; THENCE NORTH 3960 +/- FEET TO THE EAST 1/16 CORNER COMMON TO SAID SECTIONS 22 AND 27; THENCE NORTH ALONG THE WEST LINE OF THE SE1/4 OF SAID SECTION 22, 600 +/- FEET, TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF HIGHWAY #66 AS PER SAID DEED VOLUME M-89 PAGE 24105; THENCE NORTHEASTERLY, ALONG SAID RIGHT OF WAY, 1350 +/- FEET, TO A POINT ON THE WESTERLY LINE OF PARCEL 2 OF "LAND PARTITION 31-97", THENCE ALONG THE BOUNDARY OF SAID PARCEL 2, S00°26'02"W 2140.50 FEET, S59°22'54"E 909.12 FEET, N55°58'34"E 339.83 FEET, ALONG THE ARC OF A CURVE TO THE LEFT (RADIUS EQUALS 14460.00 FEET AND CENTRAL ANGLE EQUALS 01°37'33") 410.34 FEET, N00°26'02"E 3173.88 FEET, AND N89°33'58"W 607.74 FEET TO THE POINT OF BEGINNING, CONTAINING 740 +/- ACRES.

SAVING AND EXCEPTING THEREFROM:

BEGINNING AT A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE OLD HIGHWAY #66 SAID POINT BEING 26 FEET SOUTHWESTERLY

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FROM ITS INTERSECTION WITH THE NORTH-SOUTH CENTER LINE OF SECTION 23; THENCE SOUTHWESTERLY, ALONG SAID RIGHT OF WAY, 396 FEET; THENCE SOUTHEASTERLY, AT RIGHT ANGLES, 330 FEET; THENCE NORTHEASTERLY, AT RIGHT ANGLES, 132 +/- FEET, TO A POINT 24 FEET WEST OF THE SAID NORTH-SOUTH CENTER LINE OF SAID SECTION 23; THENCE NORTH TO THE POINT OF BEGINNING.

**EXHIBIT B
TO
STATUTORY WARRANTY DEED**

Exceptions

1. Exceptions described in the Warranty Deed by Weyerhaeuser Company, a Washington corporation, to Collins Products LLC, an Oregon limited liability company, dated August 27, 1996 recorded at Volume M96, Page 27024 of the records of Klamath County, Oregon, in so much as such exceptions pertain to the real property conveyed herein.
2. Lease Dated: April 1, 1998 between Collins Products, LLC and U.S. Timberlands Klamath Falls, L.L.C.
3. Lease Dated: April 1, 1999 between Collins Products, LLC and City of Klamath Falls, Oregon
Affects: A portion of Southwest Quarter (SW1/4) of Section 18, Township 39 South, Range 9 East of the Willamette Meridian
4. Liens and encumbrances created or suffered by the Grantor.

State of Oregon, County of Klamath
Recorded 7/02/99, at 11:51 a. m.
In Vol. M99 Page 26532
Linda Smith,
County Clerk Fee \$ 75 42