

AFTER RECORDING, RETURN TO  
AND SEND TAX STATEMENTS TO:

PX Pine Cone, LLC.  
Post Office Box 257  
Klamath Falls OR 97601

---

DEED

Modoc Lumber Co., an Oregon corporation, that took title to some of the parcels of land described below as Modoc Lumber Company, Grantor, conveys to Pine Cone, LLC., an Oregon Limited Liability Company, Grantee, the following described land located in Klamath County, Oregon:

- Parcel I: Parcel 1 as shown on the Plat of Klamath County Land Partition No. 43-00.
- Parcel II: Parcel 3 as shown on the Plat of Klamath County Land Partition No. 43-00.
- Parcel III: All of Blocks 71, 72, 86, 87, 88, 89, 90, 99, 100, 101, 102, 108, 109, 110, and 111, the South one half of Block 73, and Lots 4, 5, 6, and 7 in Block 91, Klamath Addition to the City of Klamath Falls, together with all those portions of the vacated streets and alleys that inure thereto.
- Parcel IV: A rectangular parcel 7 feet by 10 feet located in the most Southerly corner of Lot 3, Block 75, of KLAMATH ADDITION to the City of Klamath Falls, Oregon, the most Southerly corner of said parcel being coincident with the most Southerly corner of said Lot 3 and particularly described as beginning at the most Southerly corner of said Lot 3, thence Northeasterly on the northerly line of the alley 7 feet; thence Northwesterly parallel to Fourth Street 10 feet; thence at right angles Southwesterly 7 feet to the line between Lots 3 and 4 of said Block 75; thence Southeasterly on said last mentioned line to the place of beginning.
- Parcel V: Beginning at the most Easterly corner of the parcel

of land described as Parcel No. II in deed from Harry M. Ackley, et al., to Central Pacific Railway Company, dated October 25, 1926 and recorded in Volume 72 of Deeds at page 504, Records of Klamath County, State of Oregon, said corner being described in said deed as being in the Southwesterly line of Block 88, KLAMATH ADDITION to the City of Klamath Falls, at a point distant thereon North 51 degrees 04' West, 18 feet from the South corner of said Block 88; thence along the Southeasterly line of said Parcel No. II the following four courses: (1) South 74° 15' West, 30.00 feet, (2) South 82° 51' West, 271.00 feet, (3) South 69° 28' West, 74.00 feet and (4) South 55° 28' West, 99.00 feet to a point; thence South 38° 48' West, 1.90 feet to a point; thence South 38° 40' West, 60.00 feet to a point in the Northeasterly prolongation of a line which is parallel with and distant 200 feet Southeasterly measured at right angles from the Southeasterly line of that portion of Klamath Avenue (60 feet wide) bearing North 66 degrees 32' East; thence South 66 degrees 32' West along said prolongation and parallel line 689.89 feet to a point in the Southeasterly prolongation of the Northeasterly line of Payne Alley; thence North 23° 28' West along said prolongation 200.00 feet to a point in said Southeasterly line of Klamath Avenue; thence North 66° 32' East along last said line 586.00 feet to a point; thence South 50° 55' East, 114.32 feet; thence North 74° 03' 20" East, 73.23 feet to a point in the Southwesterly line of the Center Street lot; thence North 50° 55' West along said Southwesterly line 19.24 feet to the most Westerly corner of the parcel of land described as Parcel No. I in said deed dated October 25, 1926; thence along the Northerly line of Parcels No. I and II of last said deed the following six courses: (1) Easterly along a curve to the left having a radius of 370.78 feet through a central angle of 12° 08' 17" (chord of said curve bears North 79° 15' East, 78.40 feet) an arc distance of 78.55 feet, (2) North 64° 48' East, 15.30 feet, (3) North 67° 48' East, 48.89 feet, (4) North 64° 48' East, 11.50 feet, (5) Easterly along a curve

to the right having a radius of 586.359 feet through a central angle of  $25^{\circ} 31' 44''$  (chord of said curve bears North  $77^{\circ} 47'$  East, 259.10 feet) an arc distance of 261.26 feet and (6) Easterly along a curve to the left having a radius of 561.552 feet through a central angle of  $7^{\circ} 54' 49''$  (chord of said curve bears North  $86^{\circ} 33' 40''$  East 77.93 feet, shown as North  $86^{\circ} 35'$  East 77.50 feet in last said deed) an arc distance of 77.99 feet to a point in said Southwesterly line of Block 88; thence South  $51^{\circ} 04' 00''$  East, along last said line 51.20 feet to the point of beginning.

Parcel VI: Beginning at the Southwesterly corner of Center Street and Klamath Street, also known as Klamath Avenue, Klamath Falls, Oregon; thence Westerly from said corner along the Southerly line of said Klamath Street (also known as Klamath Avenue), 60 feet; thence Southerly at right angles with said Southerly line of Klamath Street, also known as Klamath Avenue, and parallel with the extension of the Westerly line of said Center Street to the water line of Lake Ewauna; thence Easterly along the water line of said Lake Ewauna to the intersection with the extension of said Westerly line of Center Street; thence Northerly along the Westerly line of said Center Street to the place of beginning, being a portion of Section 32, Township 38 South, Range 9 East of the Willamette Meridian, and according to the plat of Linkville and Klamath Falls, as recorded in the office of the County Clerk of Klamath County, Oregon.

Parcel VII: Beginning at a point 70 feet North and  $51^{\circ} 4'$  West of the West corner of Block 71 in said Klamath Addition, and 30 feet South  $38^{\circ} 56'$  West, thence South  $51^{\circ} 4'$  East to Lake Ewauna; thence along the meander line of said river or lake Westerly to the intersection of the extension of the West line of Center Street in Klamath Falls, Oregon, thence North  $51^{\circ} 4'$  West to the East corner of Block 31 in ORIGINAL TOWN OF KLAMATH FALLS, thence North  $38^{\circ} 56'$  East 30 feet to the place of

beginning, as described in Deed, Book 68, page 591. EXCEPT that portion of said tract which lies in Klamath Street or Avenue.

Parcel VIII: All of that certain parcel of land conveyed by Robert E. Strahorn to the Central Pacific Railway Company by deed dated March 24, 1926, and recorded June 2, 1926, in Volume 69 at page 623, Deed Records of Klamath County, Oregon, described as follows:

Lots 6, 7, and 8 of Section 5 in Township 39 South, Range 9 E.W.M. Also the following described premises, to-wit:

Beginning at meander corner to fractional Sections 5 and 32, as established by the Government Survey, 31.50 chains East of the corner of Sections 5, 6, 31, and 32; Townships 38 and 39 South, Range 9 E.W.M.; thence East 8.81 chains to right bank of Klamath River; thence in Section 5, South 39° East 9.71 chains; South 49¼° East 14.15 chains; South 43¼° East 11.86 chains; South 26¼° East 13.40 chains; South 23¼° East 12.63 chains; South 20¼° East 11.00 chains; West 6.93 chains; North 18° West 5.26 chains; North 55° West 6.00 chains; North 46¼° West 8.00 chains; North 26° West 16.50 chains; North 41 3/4 ° West 5 chains; North 34¼° West 33.00 chains to the meander corner at the place of beginning, containing 74.77 acres, more or less, saving and excepting:

1. That portion of Lot 6 and the land East thereof in the NE¼ of the SE¼ of said Section 5 conveyed to George H. Randell by Deed dated August 14, 1911 and recorded in Vol. 35 at Page 82 of Deed Records of Klamath County, Oregon; and

2. That certain parcel of land conveyed by Modoc Lumber Co. to the State of Oregon, State Highway Commission, as described on the Deed dated November 22, 1967 and recorded in Vol. M67 at Page 9130 of the Deed Records of Klamath County,

29961

Oregon, but reserving unto Grantee a right of ingress and egress under the highway structure constructed on said land.

The land described above includes part or all of the following County Tax Lots:

3809-032AC-00700 and 00300; 3809-032AD-10100, 10200, and 10300;  
3909-00400-00300 and 00301; 3909-005AO-00200; 3909-005BA-00100;  
3909-005DO-00100 and 00900; 3809-032CA-01401;  
3809-032DB-00100 and 00201; and 3809-032DA-00800 and 00801.

The true consideration for this conveyance includes other value given or promised.

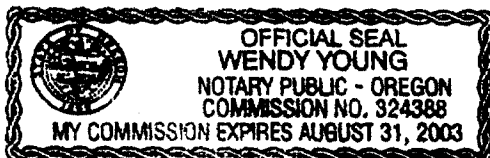
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO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

MODOC LUMBER CO.

By: Thomas J. Shaw  
Thomas J. Shaw  
President

STATE OF OREGON, County of Klamath) ss.

On the 20th day of June, 2001, appeared the above-named Thomas J. Shaw, President of Modoc Lumber Co., and acknowledged the above instrument to be his voluntary act and deed in such capacity.



Wendy Young  
Notary Public for Oregon  
My commission expires: 8-31-2003

DEED FROM MODOC LUMBER CO. TO PINE CONE, LLC.

Page 5

State of Oregon, County of Klamath  
Recorded 06/22/01, at 8:25 a.m.  
In Vol. M01 Page 29957  
Linda Smith,  
County Clerk Fee\$ 41.00