

MTC- 51050

58940

Vol M04 Page

State of Oregon, County of Klamath
Recorded 09/02/04 2:08 p.m
Vol M04 Pg 58940 - 46
Linda Smith, County Clerk
Fee \$ 51.00 # of Pgs 2

Recording requested by and
after recording return to:
Douglas A. Side
Koffman Kalf Business Lawyers
885 West Georgia Street, 19th Floor
Vancouver, BC V6C 3H4
Canada

Until a change is requested,
all tax statements shall be sent to:
International Forest Products Limited
P.O. Box 49114
3500 – 1055 Dunsmuir Street
Vancouver, BC V7X 1H7
Canada

STATUTORY SPECIAL WARRANTY DEED

CROWN PACIFIC LIMITED PARTNERSHIP, a Delaware limited partnership, Debtor-in-Possession under Jointly Administered Case No. 03-11258-PHX-RJH in the United States Bankruptcy Court for the District of Arizona filed on June 29, 2003 under Chapter 11 of Title 11 of the United States Code, Grantor, hereby conveys and warrants to INTERFOR PACIFIC INC., a Washington corporation, Grantee, the real property in Klamath County, Oregon, legally described on the attached Exhibit A, free and clear of all liens and encumbrances suffered or created by Grantor except as set forth on the attached Exhibit B.

The true and actual consideration for this conveyance is \$5,500,000.00.

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 IN ORS 30.930.

51050
Linda

58941

DATED as of September 1, 2004.

CROWN PACIFIC LIMITED PARTNERSHIP,
a Delaware limited partnership

By: CROWN PACIFIC MANAGEMENT
LIMITED PARTNERSHIP,
its General Partner

By: St. Dietrich

Title: Senior Vice President,
CFO and Treasurer

STATE OF OREGON)
) ss.
County of Multnomah)

The foregoing instrument was acknowledged before me on August 31, 2004 by Steven E. Dietrich, as Senior Vice President, CFO and Treasurer of Crown Pacific Management Limited Partnership, General Partner of Crown Pacific Limited Partnership, a Delaware limited partnership.

St. Dietrich
Notary Public for Oregon
My Commission Expires: 11/18/07



EXHIBIT A
(Gilchrist Mill)

Parcel 1 of Major Land Partition 66-91, situated in Sections 19 and 30, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being further described as follows:

Beginning at a 1½ inch aluminum cap stamped "Oman OR 702" set as part of Klamath County Survey No. 2135 marking the center-west one-sixteenth corner of said Section 30; thence North 89°59'25" West, 129.61 feet to a 5/8 inch iron rod with yellow plastic cap stamped "W&H Pacific"; thence North 00°43'48" East 581.98 feet; thence North 00°57'00" East 659.67 feet; thence North 08°53'31" East, 173.46 feet; thence North 22°47'34" East, 125.21 feet; thence North 31°09'33" East, 170.48 feet; thence North 42°06'47" East, 126.95 feet; thence North 54°08'16" East, 335.07 feet; thence North 48°40'02" East, 137.86 feet; thence North 31°02'30" East, 120.80 feet; thence North 16°51'52" East, 315.06 feet; thence North 08°33'43" East, 156.39 feet; thence North 29°47'20" West, 90.21 feet; thence North 04°26'16" West, 256.63 feet; thence North 29°31'40" West, 637.26 feet; thence North 68°17'15" West, 1448.58 feet; thence North 15°15'50" East, 537.11 feet; thence South 67°44'01" East, 1104.72 feet; thence North 07°59'49" West, 1010.20 feet; thence North 12°06'48" West, 1596.12 feet; thence North 69°05'03" East, 88.90 feet; thence South 35°31'34" East, 66.26 feet; thence South 43°11'08" East, 131.62 feet; thence South 47°07'55" East, 622.90 feet; thence South 48°21'34" East, 691.87 feet; thence South 81°01'10" East, 47.07 feet; thence North 65°28'44" East, 110.88 feet; thence South 89°01'46" East, 106.04 feet; thence South 72°05'48" East, 657.54 feet; thence South 63°19'12" East, 80.79 feet; thence South 38°30'07" East, 111.93 feet; thence South 24°05'42" East, 481.01 feet; thence South 26°01'19" East, 194.21 feet; thence South 20°56'51" East, 148.78 feet; thence South 15°58'19" East, 262.21 feet; thence South 74°22'21" East, 66.62 feet to an angle point on the Westerly line of Parcel 1, as defined by Partition Plat No. MP 53-91 previous to recording with Klamath County Records; thence along said Westerly line of said Parcel 1 the following courses: thence North 81°33'08" East, 333.88 feet; thence South 15°00'41" West, 678.21 feet; thence North 74°59'19" West 618.42 feet; thence South 01°04'00" East, 1296.70 feet; thence North 89°56'12" East, 216.77 feet; thence South 15°00'41" West, 80.47 feet; thence South 74°59'19" East, 30.00 feet; thence South 15°00'41" West, 1335.95 feet to a point of spiral curvature; thence along the arc of a 02° railroad spiral curve offset 50 feet from the centerline of said railroad curve, the long chord of which bears South 15°02'54" West, 41.47 feet to a point on the South line of said Parcel 1; thence leaving said Westerly and Southerly lines of Parcel 1 along the arc of a 02° railroad spiral curve offset 50 feet from the centerline of said railroad curve, the long chord of which bears South 15°42'07" West, 116.98 feet to a point of spiral to curvature; thence along the arc of a 2814.79 foot radius railroad curve to the right, through a central angle of 24°00'37", the long chord of which bears South 27°09'13" West, 1017.53 feet to a point of curvature to spiral, said point being 50 feet Westerly of the centerline of said railroad curve; thence along the arc of a 02° railroad spiral curve offset 50 feet from centerline of said railroad curve, the long chord of which bears South 38°24'35" West, 158.49 feet; thence South 39°01'18" West, 130.72 feet; thence North 50°58'42" West, 23.93 feet; thence South 39°00'19" West, 0.90 feet to a point on the East-West centerline of Section 30 as defined by Klamath County Survey No. 2135; thence

58943

along said centerline of Section 30 as defined by said Survey No. 2135, North 89°59'30" West, 1062.09 feet to the point of beginning.

TOGETHER WITH an Access Easement Agreement recorded October 4, 1991 in Volume M91, page 20336, Microfilm Records of Klamath County, Oregon

Unofficial
Copy

EXHIBIT B

1. Intentionally Deleted.
2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
3. Agreement for rights of way, subject to the terms and provisions thereof:

Dated : October 11, 1943
Recorded : October 25, 1943
Volume : 159, page 300, Microfilm Records of Klamath County, Oregon
Between : Gilchrist Timber Company and The Shevlin-Hixon Company

Assignment, subject to the terms and provisions thereof:

Volume : 245, page 590, Deed Records of Klamath County, Oregon
Assignor : Shevlin-Hixon Company
Assignee : Brooks-Scanlon, Inc.

Consents and Subordination Agreements, subject to the terms and provisions thereof:

Recording in : Volume M67, page 3710; Volume M67, page 5138, Volume M69, page 2456, Volume M69, page 3241, Volume M72, page 3363, Volume M72, page 6292, Volume M73, page 7931, Volume M73, page 11958, Volume M78, page 4509, Volume M79, page 2403, Volume M79, page 2404, Volume M79, page 6707, Volume M82, page 15427, Volume M83, page 2540 and Volume M83, page 18397, Microfilm Records of Klamath County, Oregon

Assignment and Agreement, subject to the terms and provisions thereof:

Recorded : February 9, 1987
Volume : M87, page 2089, Microfilm Records of Klamath County, Oregon
Assignor : Diamond International Corporation
Assignee : Diamond Group, Inc.

Assignment, Acceptance and Assumption, subject to the terms and provisions thereof:

Recorded : April 8, 1988
Volume : M88, page 5056, Microfilm Records of Klamath County, Oregon

4. Limited Access provisions contained in Deed to the State of Oregon, by and through its State Highway Commission, which provided that no right of easement or right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property:

Recorded : March 20, 1952
Volume : 253, page 525, Microfilm Records of Klamath County, Oregon

5. Easement, subject to the terms and provisions thereof:
- Recorded : September 13, 1962
 Volume : 340, page 224, Deed Records of Klamath County, Oregon
 In favor of : Cascade Natural Gas Corporation
 Affects : Portions of Sections 19, 20 and 29, Township 24 South, Range 9
6. Easement, subject to the terms and provisions thereof:
- Recorded : June 17, 1988
 Volume : M88, page 9373, Microfilm Records of Klamath County, Oregon
 Grantee : Cascade Natural Gas Corporation
 Affects : Portions of Sections 19, 20 and 29, Township 24 South, Range 9
7. An Easement created by instrument, subject to the terms and provisions thereof:
- Recorded : June 29, 1989
 Volume : M89, page 11690, Microfilm Records of Klamath County, Oregon
 In favor of : Midstate Electric Coop., Inc.
8. Access Easement agreement, subject to the terms and provisions thereof:
- Recorded : October 4, 1991
 Volume : M91, page 20336, Microfilm Records of Klamath County, Oregon
 Between : Crown Pacific Limited Partnership and Ernst Brothers Corp.
9. Water agreement and Easement, subject to the terms and provisions thereof:
- Recorded : October 4, 1991
 Volume : M91, page 20345, Microfilm Records of Klamath County, Oregon
 Between : Crown Pacific Limited Partnership and Ernst Brothers Corp.
- Assignment of Easement and Agreements, subject to the terms and provisions thereof:
- Recorded : September 24, 1999
 Volume : M99, page 38078, Microfilm Records of Klamath County, Oregon
 Assignor : Ernst Brothers, LLC
 Assignee : Wayne G. Ernst, Jan K. Houck, William L. Ernst and John S. Ernst
- Assignment of Easement and Agreements, subject to the terms and provisions thereof:
- Recorded : October 5, 1999
 Volume : M99, page 39660, Microfilm Records of Klamath County, Oregon
 Assignor : Wayne G. Ernst, Jan K. Houck, William L. Ernst and John S. Ernst
 Assignee : Gilchrist Water Co., LLC

10. Access Easement and Agreements, subject to the terms and provisions thereof:
Recorded : October 4, 1991
Volume : M91, page 20370, Microfilm Records of Klamath County,
Oregon
Between : Crown Pacific (Oregon) Limited Partnership and Ernst Brothers
Corp.
11. Railroad Easement Agreement, subject to the terms and provisions thereof:
Recorded : October 4, 1991
Volume : M91, page 20430, Microfilm Records of Klamath County,
Oregon
Between : Crown Pacific Lumber Limited Partnership and Crown Pacific
Railroad Inc.
12. An Easement created by instrument, subject to the terms and provisions thereof:
Dated : January 4, 2001
Recorded : March 29, 2001
Volume : M01, page 12651, Microfilm Records of Klamath County,
Oregon
In favor of : American Tower Corporation
For : Ingress and egress
Affects : Portions of Sections 18, 19 and 30, Township 24, Range 9
13. An Easement created by instrument, subject to the terms and provisions thereof:
Dated : June 4, 1999
Recorded : July 16, 2003
Volume : M03, page 49472, Microfilm Records of Klamath County,
Oregon
In favor of : Larry K. Pruitt and John W. Brambora
For : Ingress and egress
Affects : Portions of Sections 8, 17, 18, 19 and 30, Township 24 South,
Range 9 East