

State of Oregon, County of Klamath
 Recorded 04/05/2005 8:34 Am
 Vol M05 Pg 23177-80
 Linda Smith, County Clerk
 Fee \$ 36.00 # of Pgs 4

RECORD AND RETURN TO:

Send Tax Statements to:

Don Rowlett
17250 Hwy 166
Ashland OR

Klamath County Tax Nos. R414493

SPECIAL WARRANTY DEED

LUMBERMENS, INC. Grantor conveys and specially warrants to DONALD E. ROWLETT and JEAN ROWLETT, Grantee, the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein:

The real property described in Exhibit A attached hereto.

This conveyance is made by Grantor and accepted by Grantee subject to the exceptions to title set forth in Exhibit B attached hereto.

The true consideration for this conveyance is \$650,000.

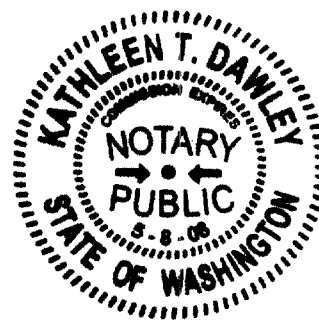
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO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

Dated this 1st day of April, 2005.

LUMBERMENS, INC.

By: M. David Dittmer
 Name: M. David Dittmer
 Title: President

STATE OF OREGON)
) ss.
 STATE OF WASHINGTON)
) ss.
 COUNTY OF KING)



On this 1st day of April, 2005, before me, a Notary Public in and for the State of Washington, personally appeared DAVID DITTMER, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed this instrument, on oath stated that HE was authorized to execute the instrument, and acknowledged it as the PRESIDENT of LUMBERMENS, INC. to be the free and voluntary act and deed of said corporation for the uses and purposes mentioned in the instrument.

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

Kathleen T. Dawley

NOTARY PUBLIC in and for the State of

Washington, residing at Thurston Co

My appointment expires 5/8/08

Print Name Kathleen T. Dawley

Exhibit "A"

Real property in the County of Klamath, State of Oregon, described as follows:

Parcel One: Lots 5 through 13, inclusive, Block 1, Railroad Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel Two: A tract of land in the NW 1/4 of the NW 1/4 of Section 33, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at the Northwest corner of Lot 13, Block 1, Railroad addition to Klamath Falls, Oregon, and running thence Northwesterly along the Easterly line of Spring Street, 259.22 feet to the intersection of said Easterly line of Spring Street and the Southerly line of Main Street; thence Easterly along said Southerly line of Main Street, 167.47 feet to the Westerly line of right of way previously granted to the California Northeastern Railway Company; thence Southeasterly along said Westerly line of right of way, 268.7 feet to where the Northerly line of Lot 13, Block 1, of said Railroad Addition, extended, intersects said Westerly line of right of way; thence Westerly parallel with Main Street, 191.7 feet to the place of beginning.

Parcel Three: That certain parcel of land situate in the N 1/2 of the NE 1/4 of Section 33, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Commencing at the most Southwesterly corner of the 0.617 acre parcel of land described secondly in that certain deed dated January 11, 1908, from William A. Wright, et ux and Hot Springs Investment Company to California Northeastern Railway Company, recorded March 11, 1908, in Volume 23 of Deeds, at page 618, records of Klamath County, Oregon, being also a point in the Northerly line of the 53.751 acre parcel of land described in deed dated February 11, 1908 and recorded March 11, 1908, in Volume 23 of Deeds, at page 616, records of Klamath County, Oregon, thence South 89°21' West, along said Northerly line, 55.84 feet to a point that is 50.00 feet southeasterly, measured at right angles, from the southeasterly line of said 0.617 acre parcel and the true point of beginning of the parcel of land to be described; thence South 89°21' West, continuing along said Northerly line 55.84 feet to the Northwesterly corner of said 53.751 acre parcel; thence South 27°05' East, along the Southwesterly line of said 53.751 acre parcel, 24.86 feet; thence North 62°55' East, 50.00 feet to the True point of beginning.

Parcel Four: A tract of land situate in the NW 1/4 NW 1/4 of Section 33, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows: Beginning at the intersection of the North line of Main Street with the centerline of Spring Street; thence North 89°45'00" East 234.51 feet to a point; thence South 26°39'30" East 333.18 feet to the True Point of Beginning, said point also being the Southeast corner of Parcel 2 as described in the Deed to Lumbermen's of Washington, Inc., recorded June 27, 1995 in Volume M-95 page 16827, Microfilm Records of Klamath County, Oregon; thence South 63°20'30" West 100 feet to the Northeast corner of Lot 12, Block 1, as shown on the plat of Railroad Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence Southeasterly along the Northeasterly line of said Block 1, said Railroad Addition, a distance of 408.25 feet, more or less, to a point; thence North 21°29'53" East a distance of 75.50 feet; thence North 09°29'46" West a distance of 86.81 feet; thence North 15°18'12" West a distance of 107.34 feet; thence North 22°19'38" West a distance of 145.02 feet; thence North 26°39'30" West a distance of 24.86 feet to the True Point of Beginning.

Tax Parcel Number: R414493

EXHIBIT B

Subject to the exceptions, exclusions, and stipulations which are ordinarily part of such Policy form and the following:

1. Easement, including terms and provisions contained therein:
Recording Information: 127 on page 379, records of Klamath County, Oregon
In Favor of: The California Oregon Power Company
For: powerline
2. Easement, including terms and provisions contained therein:
Recording Information: 124 on page 293, records of Klamath County, Oregon
In Favor of: City of Klamath Falls
For:
3. Easement, including terms and provisions contained therein:
Recording Information: M-71 on page 4800, records of Klamath County, Oregon
In Favor of: Southern Pacific Transportation Company
For: for railroad and transportation, affecting the southwesterly 17.00 feet of Parcel 3.
4. Encroachment Permit, including the terms and provisions thereof, given by Lumbermen's of Washington, Inc. dba Lumberman's Building Center dated September 7, 1999, and recorded September 17, 1999 in M-99 on page 37103, records of Klamath County, Oregon.
5. Reservations and restrictions as disclosed by deed from Union Pacific Railroad Company to Lumbermen's Inc., recorded June 16, 2004, records of Klamath County, Oregon, in M-04 on page 38697, records of Klamath County, Oregon, as follows: "Excepting from this quitclaim and Reserving unto Grantor, its sucesors and assigns, forever, all minerals and all mineral rights of every kind and charactger now known to exist or hereafter discovered underlying the Property, including without limiting the generality of the foregoing, oil and gas and rights thereto, together with the sole, exclusive and perpetual right to explore for, remove and dispose of said minerals by any means or methods suitable to the Grantor, its successors and assigns, but without entering upon or using the surface of the Property, and in such manner as not to damage and surface of the Property, or to interfere with the use thereof by the Grantee, its successors and assigns."
6.
 - a. Parties in possession, or claiming to be in possession, other than the vestees shown herein.
 - b. Statutory liens for labor and/or materials, including liens for contributions due to the State of Oregon for employment compensation and for workman's compensation, or any rights thereto, where no notice of such liens or rights appears of record.