

05 MAY 25 PM 3:14

MTZ-66008

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State of Oregon, County of Klamath  
Recorded 05/25/05 3:14 p m  
Vol M05 Pg 38466-69  
Linda Smith, County Clerk  
Fee \$ 36<sup>00</sup> # of Pgs 4

AFTER RECORDING, RETURN TO:

Jerry M. Molatore  
Attorney at Law  
426 Main Street  
Klamath Falls, OR 97601-6084

SEND TAX STATEMENTS TO:

Cameron A. and Leona V. Curtiss  
21051 Highway 140 West  
Klamath Falls, OR 97601

**WARRANTY DEED**  
**(Doak Mountain - Klamath County)**

BC TIMBER PROPERTIES, INC., a Delaware corporation ("Grantor"), conveys and warrants to CAMERON A. CURTISS and LEONA V. CURTISS, husband and wife (collectively, "Grantee"), certain real property located in Klamath County, Oregon, which is more particularly described on Exhibit "A" attached hereto and incorporated herein by reference, free of encumbrances except as specifically set forth on Exhibit "B" attached hereto and incorporated herein by reference.

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

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.

3600 am

Dated the 18th day of April, 2005.

BC TIMBER PROPERTIES, INC.,  
a Delaware corporation

By: Martin Lugus  
Martin Lugus, Its Authorized Representative

STATE OF OREGON           )  
  ) ss.  
COUNTY OF KLAMATH    )

This instrument was acknowledged before me on April 18, 2005 by  
Martin Lugus as Authorized Representative of BC TIMBER PROPERTIES, INC.



Catherine Gray

NOTARY PUBLIC FOR Oregon

My commission expires: 5/8/08

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A parcel of land situated in the N1/2 of the N1/2 of Section 3, Township 37 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point which bears North 89° 10' 48" West 60.00 feet from the N1/4 corner of said Section 3; thence South 01° 12' 43" East 699.28 feet to the North line of Eagle Ridge Road; thence along the North line of Eagle Ridge Road 152.28 feet along the arc of a 307.03 feet radius curve to the left, the long chord of which bears North 43° 46' 29" East 150.73 feet and having a delta angle of 28° 25' 04"; thence 307.71 feet along the arc of a 480.00 foot radius curve to the right, the long chord of which bears North 47° 55' 52" East 302.47 feet and having a delta angle of 36° 43' 51"; thence 64.33 feet along the arc of a 110.00 radius curve to the right, the long chord of which bears North 83° 03' 05" East 63.42 feet and having a delta angle of 33° 30' 36"; thence leaving the North line of Eagle Ridge Road North 00° 09' 31" East 374.12 feet to a point on the North line of said Section 3; thence along the North line of said Section 3 at a bearing of North 89° 10' 48" West 407.63 feet to the point of beginning; with bearings based on County Survey 6076.

**EXHIBIT "B"**  
**PERMITTED ENCUMBRANCES**

1. The premises herein described are within and subject to the statutory powers, including the power of assessment and easements of Klamath Lake Timber Fire Patrol.
2. The assessment roll and the tax roll disclose that the premises herein described have been specially assessed as Forest Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied; in addition thereto a penalty may be levied if notice of disqualification is not timely given.
3. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
4. An easement created by instrument, subject to the terms and provisions thereof,  
Dated: July 1, 1941  
Recorded: October 16, 1941  
Volume: 141, page 619, Deed Records of Klamath County, Oregon  
In favor of: The California Oregon Power Company  
For: Regulating and controlling the waters, shores and beds of Upper Klamath Lake and of the streams flowing into and out of said lake
5. An easement created by instrument, subject to the terms and provisions thereof,  
Dated: April 9, 1993  
Recorded: July 30, 1993  
Volume: M93, page 18860, Microfilm Records of Klamath County, Oregon  
Grantor: Weyerhaeuser Company  
Grantee: James G. Lewis and Pamela A. Lewis  
For: Roadway
6. Agreement for Easement, subject to the terms and provisions thereof,  
Dated: April 3, 1997  
Recorded: April 4, 1997  
Volume: M97, page 10045, Microfilm Records of Klamath County, Oregon  
By and Between: U.S. Timberlands Klamath Falls LLC and The Nature Conservancy