

2008-004663

Klamath County, Oregon

MT081345

After recording, return to:

Olson Timberlands, LLC
2390 E. Camelback Rd., Suite 325
Phoenix, Arizona 85016



00043321200800046630030039

03/31/2008 11:26:29 AM

Fee: \$31.00

Until a change is requested, mail all tax statements to:

Smoke Creek Ranch LLC
23150 NE Boones Ferry Road
Aurora, Oregon 97002

STATUTORY WARRANTY DEED

CASCADE TIMBERLANDS (OREGON) LLC, an Delaware limited liability company, Grantor, conveys and warrants to SMOKE CREEK RANCH LLC, an Oregon limited liability company, as to an undivided one-third (1/3) interest, and OLSON TIMBERLANDS, LLC, an Oregon limited liability company, as to an undivided two-thirds (2/3) interest, Grantees, the following described real property, free of encumbrances except as specifically set forth in the attached Exhibit A, situated in Klamath County, Oregon, to wit:

Section 36 in Township 25 South, Range 11 East of the
Willamette Meridian, Klamath County, Oregon.

The true consideration for this conveyance, together with other real property in Lake County, is \$11,556,900.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

3/1/AMT

DATED this 26TH day of March, 2008.

CASCADE TIMBERLANDS (OREGON) LLC,
a Delaware limited liability company

By: [Signature]

Name: Paul J. Dunn

Its: Authorized Signatory

STATE OF TEXAS)
County of HAYS) ss.

On this 26TH day of March, 2008, personally appeared the above-named Paul J. DUNN, in his/her capacity as Authorized Signatory of CASCADE TIMBERLANDS (OREGON) LLC, a Delaware limited liability company, and acknowledged the foregoing instrument to be his/her voluntary act and deed on behalf of said company.

Kelly D. Bingham
Notary for

My Commission Expires: Feb. 9, 2012

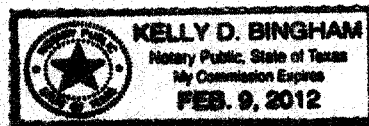


EXHIBIT A

Subject to the following Special Exceptions:

1. 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.
2. 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 Blanket description

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.

Consent and Subordination Agreement, subject to the terms and provisions thereof;
Dated: March 28, 1972
Recorded: March 31, 1972
Volume: M72, page 3363, Microfilm Records of Klamath County, Oregon

Consent and Subordination Agreement, subject to the terms and provisions thereof;
Dated: February 6, 1979
Recorded: March 14, 1979
Volume: M79, page 6707, 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
(Affects several parcels)
3. Memorandum of Geothermal Exploration Permit with Option to Lease, subject to the terms and provisions thereof;
Recorded: October 13, 1978
Volume: M78, page 27796, Microfilm Records of Klamath County, Oregon
Permitter: Brooks-Scanlon, Inc.
Permittee: Union Oil Company of California
Affects: Various Parcels