

2010-006330

Klamath County, Oregon



00084755201000063300060068

06/25/2010 03:10:17 PM

Fee: \$62.00

After recording return to:

Steven P. Hultberg

Ball Janik LLP

15 SW Colorado Avenue, Suite 3

Bend, OR 97702

Send tax statements to:

No change

**BARGAIN AND SALE DEED  
FOR PROPERTY LINE ADJUSTMENT**

CASCADE TIMBERLANDS (OREGON), LLC, a Delaware limited liability company ("Grantor"), conveys to CASCADE TIMBERLANDS (GILCHRIST), LLC, a Delaware limited liability company ("Grantee"), the real property located in Klamath County, Oregon described on the attached Exhibit A.

The purpose of this Bargain and Sale Deed for Property Line Adjustment is to effectuate the property line adjustment approved by the Klamath County Planning Director under PLA 19-09, and dated April 7, 2010. The legal descriptions of adjusted Property #1 and Property #2 are attached as Exhibit B-1 and B-2, and a depiction of the adjusted tracts is attached as Exhibit C.

In compliance with ORS 92.190(4), reference is made to original recorded document number M05-63862, whereby Grantor acquired right, title and interest in the real property.

The true consideration for this conveyance is value other than money.

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.

Date: May 20 2010

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

By: CASCADE TIMBERLANDS, LLC, a  
Delaware limited liability company  
Its: Sole Member

By: [Signature]  
Name: Gregory S. Lane  
Title: Executive VP

STATE OF Montana )  
County of Flathead ) ss.

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of May, 2010, by Gregory S. Lane, as Executive Vice President of Cascaded Timberlands, LLC, as the Sole Member of Cascade Timberlands (Oregon), LLC, a Delaware limited liability company, on behalf of the company.

[Signature]  
Notary Public for Montana  
My commission expires: March 31, 2013  
Commission No.: \_\_\_\_\_



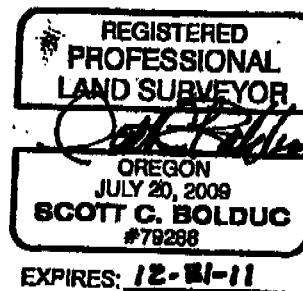
SARAH BELL  
NOTARY PUBLIC-MONTANA  
Residing at Whitefish, Montana  
My Comm. Expires March 31, 2013

**EXHIBIT 'A'**  
**LEGAL DESCRIPTION FOR**  
**KLAMATH COUNTY PROPERTY LINE ADJUSTMENT NO. 19-09**  
**TRANSFER PROPERTY**

A PORTION OF PARCEL 2, LAND PARTITION NO. 37-09, OFFICIAL RECORDS OF KLAMATH COUNTY, OREGON, LOCATED IN SECTION 18, TOWNSHIP 24 SOUTH, RANGE 11 EAST, WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF SAID SECTION 18 LYING NORTHEASTERLY OF THE NORTHEASTERLY RIGHT OF WAY LINE, BEING 40.00' FEET FROM, WHEN MEASURED AT RIGHT ANGLES TO, THE CENTERLINE OF OREGON STATE HIGHWAY 31 (FREMONT HIGHWAY).

HEREIN DESCRIBED LANDS CONTAINS 315 ACRES, MORE OR LESS.



**EXHIBIT 'B-1'**  
**LEGAL DESCRIPTION FOR**  
**KLAMATH COUNTY PROPERTY LINE ADJUSTMENT NO. 19-09**  
**ADJUSTED PROPERTY #1**

A TRACT OF LAND LOCATED IN SECTIONS 17 & 18, TOWNSHIP 24 SOUTH, RANGE 11 EAST, WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

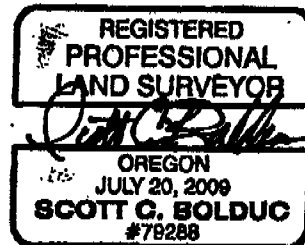
THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 17, AS DESCRIBED IN THAT BARGAIN AND SALE DEED RECORDED IN VOLUME 2009, PAGE 014331, OFFICIAL RECORDS OF KLAMATH COUNTY, OREGON

AND

A PORTION OF PARCEL 2, LAND PARTITION NO. 37-09, OFFICIAL RECORDS OF KLAMATH COUNTY, OREGON, LOCATED IN SECTION 18, TOWNSHIP 24 SOUTH, RANGE 11 EAST, WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF SAID SECTION 18 LYING NORTHEASTERLY OF THE NORTHEASTERLY RIGHT OF WAY LINE, BEING 40.00' FEET FROM, WHEN MEASURED AT RIGHT ANGLES TO, THE CENTERLINE OF OREGON STATE HIGHWAY 31 (FREMONT HIGHWAY).

SAID TRACT CONTAINS 475 ACRES, MORE OR LESS.



EXPIRES: 12-31-11

**EXHIBIT 'B-2'**  
**LEGAL DESCRIPTION FOR**  
**KLAMATH COUNTY PROPERTY LINE ADJUSTMENT NO. 19-09**  
**ADJUSTED PROPERTY #2**

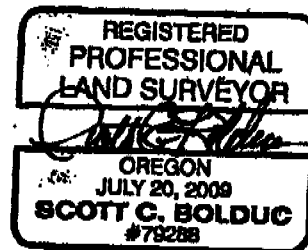
A TRACT OF LAND LOCATED IN TOWNSHIP 24 SOUTH, RANGES 10 & 11 EAST; TOWNSHIP 25 SOUTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 2, LAND PARTITION NO. 37-09, OFFICIAL RECORDS OF KLAMATH COUNTY, OREGON

**EXCEPTING THEREFROM:**

THAT PORTION OF SECTION 18, TOWNSHIP 24 SOUTH, RANGE 11 EAST, WILLAMETTE MERIDIAN, LYING NORTHEASTERLY OF THE NORTHEASTERLY RIGHT OF WAY LINE, BEING 40.00' FEET FROM, WHEN MEASURED AT RIGHT ANGLES TO, THE CENTERLINE OF OREGON STATE HIGHWAY 31 (FREMONT HIGHWAY).

SAID TRACT CONTAINS 10,255 ACRES, MORE OR LESS.



EXPIRES: 12-31-11

