

2010-006998

Klamath County, Oregon



00085537201000069980060064

06/09/2010 02:48:21 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 (GILCHRIST), LLC, a Delaware limited liability company ("Grantor"), conveys to CASCADE TIMBERLANDS (OREGON), 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 5-10, and dated May 5, 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 2010-003464, 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: June \_\_, 2010


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

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

By:   
Name: Gregory S. Lane  
Title: Executive VP

STATE OF Montana )  
County of Flathead ) ss.

The foregoing instrument was acknowledged before me this \_\_\_\_ day of June, 2010, by Gregory S. Lane, as Executive Vice President of Cascaded Timberlands, LLC, as the Sole Member of Cascade Timberlands (Gilchrist), LLC, a Delaware limited liability company, on behalf of the company.

  
Notary Public for Whitefish, MT  
My commission expires: March 31, 2013  
Commission No.: \_\_\_\_\_



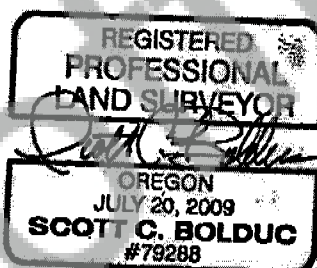
SARAH BELL  
NOTARY PUBLIC-MONTANA  
Residing at Whitefish, Montana  
My Comm. Expires March 31, 2013

**EXHIBIT 'A'**  
**LEGAL DESCRIPTION FOR**  
**KLAMATH COUNTY PROPERTY LINE ADJUSTMENT NO. 5-10**  
**TRANSFER PROPERTY**

A PORTION OF THAT TRACT REFERRED TO AS 'EXISTING PARCEL PLA2' DESCRIBED IN THAT BARGAIN AND SALE DEED RECORDED IN VOLUME 2010, PAGE 003464, OFFICIAL RECORDS OF KLAMATH COUNTY, OREGON, LOCATED IN THE SOUTH HALF (S 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 12, TOWNSHIP 25 SOUTH, RANGE 08 EAST, WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTH HALF (S 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 12 LYING WEST OF THE WESTERLY RIGHT OF WAY LINE FOR U.S. HIGHWAY 97 AS SHOWN ON OREGON STATE HIGHWAY DEPARTMENT DRAWING NO. 7B-8-13 (REVISED JUNE, 1974), TITLED "LOCATED LINE / CRESCENT - ODBLL JC. SECTION / THE DALLES - CALIFORNIA HIGHWAY".

HEREIN DESCRIBED LANDS CONTAINS 38 ACRES, MORE OR LESS.



EXPIRES: 12-31-11

**EXHIBIT 'B-1'**  
**LEGAL DESCRIPTION FOR**  
**KLAMATH COUNTY PROPERTY LINE ADJUSTMENT NO. 5-10**  
**ADJUSTED PROPERTY #1**

PARCEL 1, LAND PARTITION NO. 34-08, OFFICIAL RECORDS OF KLAMATH COUNTY, OREGON;

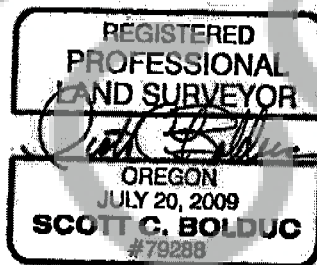
ALONG WITH THAT TRACT OF LAND DESCRIBED IN EXHIBIT 'A' (TRANSFER PROPERTY FOR KLAMATH COUNTY PROPERTY LINE ADJUSTMENT NO. 4-10), RECORDED IN VOLUME 2010, PAGE 006996, OFFICIAL RECORDS OF KLAMATH COUNTY, OREGON.

AND

A PORTION OF THAT TRACT REFERRED TO AS 'EXISTING PARCEL PLA2' DESCRIBED IN THAT BARGAIN AND SALE DEED RECORDED IN VOLUME 2010, PAGE 003464, OFFICIAL RECORDS OF KLAMATH COUNTY, OREGON, LOCATED IN THE SOUTH HALF (S 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 12, TOWNSHIP 25 SOUTH, RANGE 08 EAST, WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTH HALF (S 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 12 LYING WEST OF THE WESTERLY RIGHT OF WAY LINE FOR U.S. HIGHWAY 97 AS SHOWN ON OREGON STATE HIGHWAY DEPARTMENT DRAWING NO. 7B-8-13 (REVISED JUNE, 1974), TITLED "LOCATED LINE / CRESCENT - ODELL JC. SECTION / THE DALLES - CALIFORNIA HIGHWAY".

HEREIN DESCRIBED LANDS CONTAINS 8,887 ACRES, MORE OR LESS.



EXPIRES: 12-31-11

**EXHIBIT 'B-2'**  
**LEGAL DESCRIPTION FOR**  
**KLAMATH COUNTY PROPERTY LINE ADJUSTMENT NO. 5-10**  
**ADJUSTED PROPERTY #2**

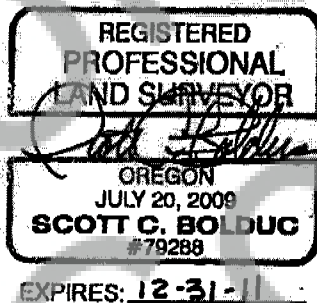
THAT TRACT REFERRED TO AS 'EXISTING PARCEL PLA2' DESCRIBED IN THAT BARGAIN AND SALE DEED RECORDED IN VOLUME 2010, PAGE 003464, OFFICIAL RECORDS OF KLAMATH COUNTY, OREGON, DESCRIBED AS FOLLOWS:

THE SOUTH HALF (S 1/2) OF THE SOUTH HALF (S 1/2) OF SECTION 12, TOWNSHIP 25 SOUTH, RANGE 8 EAST, WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

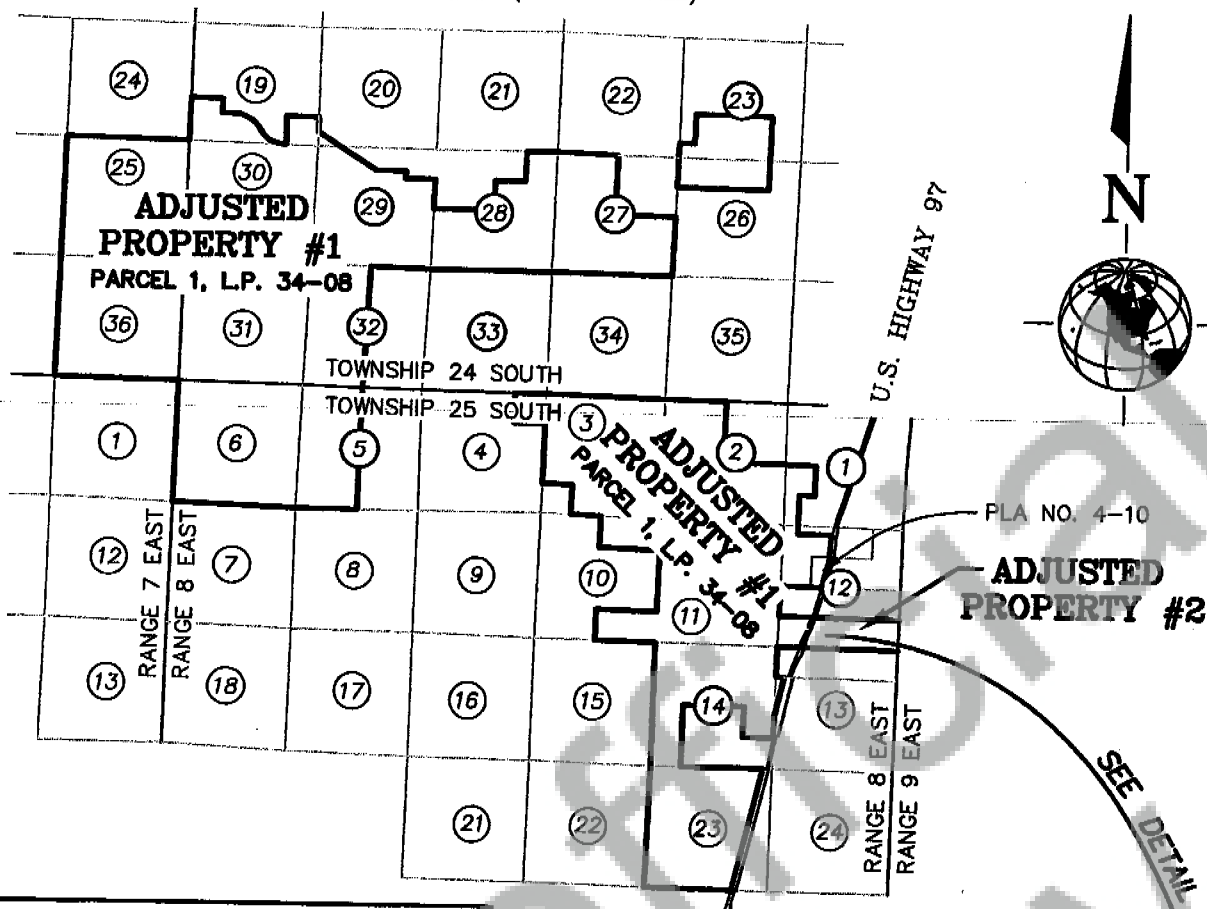
EXCEPTING THEREFROM

THAT PORTION OF THE SOUTH HALF (S 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 12 LYING WEST OF THE WESTERLY RIGHT OF WAY LINE FOR U.S. HIGHWAY 97 AS SHOWN ON OREGON STATE HIGHWAY DEPARTMENT DRAWING NO. 7B-8-13 (REVISED JUNE, 1974), TITLED "LOCATED LINE / CRESCENT - ODELL JC. SECTION / THE DALLES - CALIFORNIA HIGHWAY"

HEREIN DESCRIBED LANDS CONTAINS 122 ACRES, MORE OR LESS.



# OVERVIEW MAP (NOT TO SCALE)



## DETAIL SCALE: 1"=1000'

**ADJUSTED PROPERTY #1**  
**PARCEL 1, LAND PARTITION 34-08**  
 ORIGINAL ACREAGE = 8.849± ACRES  
 ADJUSTED ACREAGE = 8.887± ACRES

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

*Scott C. Bolduc*  
 OREGON  
 JULY 20, 2009  
 SCOTT C. BOLDUC  
 79288

RENEWAL DATE: 12-31-11

**TRANSFER  
 PROPERTY**  
 38± ACRES

ADJUSTED  
 PROPERTY LINE

**ADJUSTED PROPERTY #2**  
**BARGAIN AND SALE DEED**  
**(VOL. 2010, PG. 003464)**

ORIGINAL ACREAGE = 160± ACRE  
 ADJUSTED ACREAGE = 122± ACRE

SHEET NUMBER

1

### EXHIBIT 'C'

EXHIBIT MAP TO ACCOMPANY LEGAL DESCRIPTION  
 KLAMATH COUNTY PLA NO. 5-10  
 CASCADE TIMBERLANDS

DRAWING INFO

035817

PLA 5-10 EXHIBIT.DWG

SHEET INFO

DRAWN SCB

CHECKED DEW

LAST EDIT 5/13/2010

PLOT DATE 5/13/2010

**WHPacific**