

② MTC 80764
2010-008585

Klamath County, Oregon



00087446201000085850090094

After Recording Return To:
Oregon Department of Forestry
Attn: Asset Management Section
2600 State Street
Salem, OR 97310

07/19/2010 11:16:00 AM

Fee: \$77.00

Until a change is requested
all tax statements shall be sent to:
(same)

SPECIAL WARRANTY DEED

Cascade Timberlands (Oregon), LLC, a Delaware limited liability company ("Grantor"), hereby conveys and specially warrants to the **State of Oregon**, acting through the Oregon Board of Forestry on behalf of the Oregon Department of Forestry ("Grantee"), the real property described in the attached Exhibit A, located in Klamath County, Oregon (the "Property"), free of encumbrances created or suffered by Grantor, except as set forth in the attached Exhibit B.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

The true and actual consideration for this conveyance is \$255,409.00.

Signatures on Next Page

TTAmd

DATED: July 14, 2010.

GRANTOR:

Cascade Timberlands (Oregon), LLC,
a Delaware limited liability company

By: Cascade Timberlands, LLC,
A Delaware limited liability company,
Its sole member

By: [Signature]

As: Executive VP

STATE OF Montana)
) ss
County of Deer Lodge)

This instrument was acknowledged before me on July, 14, 2010, by Gary Lane
as Executive VP of Cascade Timberlands, LLC, acting under
authority granted to him/her by the company.

Carrie Lease
NOTARY PUBLIC FOR OREGON
My Commission Expires: 8/14/2011

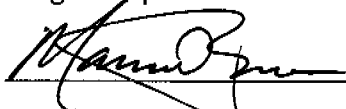


**CERTIFICATE OF APPROVAL OF CONVEYANCE
(ORS 93.808)**

THE STATE OF OREGON, acting by and through the Oregon Board of Forestry on behalf of the Oregon Department of Forestry hereby approves and accepts, pursuant to ORS 93.808, the conveyance by special warranty deed from Cascade Timberlands (Oregon) LLC, a Delaware limited liability company, to the State of Oregon of the real property described in the deed to which this Certificate is attached.

DATED this 14th day of July, 2010.

State of Oregon, acting by and through the
Oregon Board of Forestry on behalf of
the Oregon Department of Forestry

By: 

Name: Marvin D. Brown

Title: State Forester

STATE OF OREGON)
) ss.
County of Marion)

This instrument was acknowledged before me on this 14th day of July, 2010, by Marvin D. Brown as the State Forester and authorized representative of the Oregon Department of Forestry, acting under authority granted to him/her by the Oregon Board of Forestry.



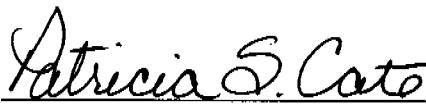

Notary Public for Oregon
My Commission expires: 6/23/12

EXHIBIT A

LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED LANDS, BEING OUTSIDE THE BOUNDARY OF PARCEL 1, LAND PARTITION PLAT NO. 06-10, OFFICIAL RECORDS OF KLAMATH COUNTY, OREGON, SAID LANDS LYING IN SECTIONS 12 & 13, TOWNSHIP 25 SOUTH, RANGE 8 EAST AND SECTIONS 7 & 18, TOWNSHIP 25 SOUTH, RANGE 9 EAST, WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TOWNSHIP 25 SOUTH, RANGE 8 EAST, WILLAMETTE MERIDIAN

THE NORTHEAST ONE QUARTER (NE 1/4) OF THE NORTHEAST ONE QUARTER (NE 1/4) OF SECTION 12;

THE SOUTH ONE HALF (S 1/2) OF THE NORTHEAST ONE QUARTER (NE 1/4) OF SECTION 12;

TOWNSHIP 25 SOUTH, RANGE 8 EAST, WILLAMETTE MERIDIAN (CONTINUED)

THE SOUTHEAST ONE QUARTER (SE 1/4) OF THE NORTHWEST ONE QUARTER (NW 1/4) OF SECTION 12, LYING EASTERLY OF THE WESTERLY RIGHT OF WAY LINE FOR U.S. HIGHWAY 97 (SUBJECT TO AN EXISTING RIGHT OF WAY EASEMENT FOR U.S. HIGHWAY 97);

THE SOUTH ONE HALF (S 1/2) OF THE SOUTHEAST ONE QUARTER (SE 1/4) OF SECTION 12;

THE SOUTH ONE HALF (S 1/2) OF THE SOUTHWEST ONE QUARTER (SW 1/4) OF SECTION 12, LYING EASTERLY OF THE WESTERLY RIGHT OF WAY LINE FOR U.S. HIGHWAY 97 (SUBJECT TO AN EXISTING RIGHT OF WAY EASEMENT FOR U.S. HIGHWAY 97);

THE NORTH ONE HALF (N 1/2) OF THE NORTHWEST ONE QUARTER (NW 1/4) OF SECTION 13, LYING EASTERLY OF THE WESTERLY RIGHT OF WAY LINE FOR U.S. HIGHWAY 97 (SUBJECT TO AN EXISTING RIGHT OF WAY EASEMENT FOR U.S. HIGHWAY 97);

THE NORTH ONE HALF (N 1/2) OF THE NORTHEAST ONE QUARTER (NE 1/4) OF SECTION 13;

THE SOUTHEAST ONE QUARTER (SE 1/4) OF THE NORTHEAST ONE QUARTER (NE 1/4) OF SECTION 13;

TOWNSHIP 25 SOUTH, RANGE 9 EAST, WILLAMETTE MERIDIAN

GOVERNMENT LOTS 2, 3 AND 4 OF SECTION 7;

THE NORTHEAST ONE QUARTER (NE 1/4) OF THE SOUTHWEST ONE QUARTER (SW 1/4) OF SECTION 7;

THE SOUTHEAST ONE QUARTER (SE 1/4) OF THE NORTHWEST ONE QUARTER (NW 1/4) OF SECTION 7;

GOVERNMENT LOT 1 OF SECTION 18;

NORTHEAST ONE QUARTER (NE 1/4) OF THE NORTHWEST ONE QUARTER (NW 1/4) OF SECTION 18;

NORTHWEST ONE QUARTER (NW 1/4) OF THE NORTHEAST ONE QUARTER (NE 1/4) OF SECTION 18;

EXHIBIT B
Encumbrances Created or Suffered by Grantor

1. The assessment roll and the tax roll disclose that the premises herein described have been specially assessed as Forest Use 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.
(Affects Parcels 1, 2 and 3)
2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
(Affects Parcels 1, 2 and 3)

3. Right of Way Easement created by instrument, subject to the terms and provisions thereof,
Recorded: October 5, 1929
Volume: 88, page 120, Deed Records of Klamath County, Oregon
In favor of: The Pacific Telephone and Telegraph Company
Affects: Township 23 South, Range 9 / Township 24 South, Range 9 /
Township 25 South,
Range 8

Consent Agreement, subject to the terms and provisions thereof;

Recorded: June 21, 1973

Volume: M73, page 7852, Microfilm Records of Klamath County, Oregon
(Affects Parcel 2)

4. 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: April 28, 1969

Recorded: May 1, 1969

Volume: M69, page 3241, Microfilm Records of Klamath County, Oregon

Consent and Subordination Agreement, subject to the terms and provisions thereof;

Dated: June 18, 1973

Recorded: June 22, 1973
Volume: M73, page 7931, 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 Parcels 1, 2 and 3))

5. Right of Way Agreement, subject to the terms and provisions thereof;

Recorded: August 29, 1960
Volume: 323, page 601, Deed Records of Klamath County, Oregon
In favor of: Pacific Gas Transmission Company
Affects: Township 24 South, Range 9, Sections 9, 16, 17, 20, 29 30 and 31;
Township 25 South, Range 8, Section 12, 13 & 14

Notice of Location, subject to the terms and provisions thereof;

Recorded: November 6, 1961
Volume: 333, page 472, Deed Records of Klamath County, Oregon

Notice of Location, subject to the terms and provisions thereof;

Recorded: March 26, 1962
Volume: 336, page 253, Deed Records of Klamath County, Oregon

Notice of Location Amending Description of Existing Right of Way, subject to the terms

and provisions thereof;

Recorded: January 17, 1979
Volume: M79, page 1285, Microfilm Records of Klamath County, Oregon
(Affects Parcels 1 and 2)

6. Exclusive Easement, subject to the terms and provisions thereof;

Recorded: February 20, 1961
Volume: 327, page 382, Deed Records of Klamath County, Oregon
In favor of: Pacific Gas Transmission Company
For: Installing and maintaining pipelines
Affects: Township 24 South, Range 9 / Township 25 South, Range 8
(Affects Parcels 1 and 2)

7. Memorandum, subject to the terms and provisions thereof;

Recorded: May 31, 1967
Volume: 330, page 67, Deed Records of Klamath County, Oregon
Between: The United States of America and Pacific Gas Transmission
Company
For: Pipeline
Affects: Township 24 South, Range 9, Sections 3, 10, 11 and 31; Township
25 South, Range 8, Sections 12 and 13; Township 23 South, Range
10, Section 19; Township 23 South, Range 9, Section 24 and 25;
Township 25 South, Range 9, Section 6
(Affects Parcel 2)

8. Surface Installation Easement, subject to the terms and provisions thereof;
Recorded: December 9, 1968
Volume: M68, page 10710, Microfilm Records of Klamath County, Oregon
In favor of: Cascade Natural Gas Corporation
Affects: Township 25 South, Range 8, Section 12
(Affects Parcel 2)
9. Pipeline Easement, subject to the terms and provisions thereof;
Recorded: December 9, 1968
Volume: M68, page 10713, Microfilm Records of Klamath County, Oregon
In favor of: Cascade Natural Gas Corporation
Affects: Township 25 South, Range 8, Section 12
(Affects Parcel 2)
10. Easement for Natural Gas Regulation Station, subject to the terms and provisions
thereof;
Dated: July 5, 1960
Recorded: December 31, 1968
Volume: M68, page 21238, Microfilm Records of Klamath County, Oregon
Affects: Township 25 South, Range 8, Section 12
(Affects Parcel 2)
11. Highway Easement Deed, subject to the terms and provisions thereof;
Dated: July 2, 1975
Recorded: August 4, 1975
Volume: M75, page 9003, Microfilm Records of Klamath County, Oregon
Grantor: United States of America acting by and through the Department of
Transportation, Federal Highway Administration
Grantee: State of Oregon, by and through its Department of Transportation
Highway Division
Affects: Township 23 South, Range 9 East of the Willamette Meridian,
Section 24 Township 24 South, Range 9 East of the Willamette
Meridian, Sections 3, 8, 17 Township 25 South, Range 8 East of the
Willamette Meridian, Sections 1, 12, 13

Limited access provisions contained in Deed to the State of Oregon, by and through its State Highway Commission, which provided that no right of easement or right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property.

Recorded: February 13, 1986

Volume: M86, page 2688, Microfilm Records of Klamath County, Oregon
(Affects Parcels 1 and 2)

12. An easement created by instrument, subject to the terms and provisions thereof,
Dated: December 20, 2004
Recorded: December 30, 2004
Volume: M04, page 89560, Microfilm Records of Klamath County, Oregon
In favor of: Crown Pacific Limited Partnership
For: Access
(Affects Parcels 1 and 2)
13. Declaration of Access Easements, subject to the terms and provisions thereof,
Dated: December 23, 2009
Recorded: January 28, 2010
Volume: 2010, page 001037
(Affects Parcels 1, 2 and 3)
14. Taxes for the fiscal year 2010-2011, a lien not yet due and payable.