

3) WTC 86764
2010-008586

Klamath County, Oregon



00087447201000085860100106

07/19/2010 11:17:00 AM

Fee: \$82.00

After recording return to:
Oregon Department of Forestry
Attn: Asset Management Section
2600 State Street
Salem, OR 97310

Send tax statements to:

No change

**SPECIAL WARRANTY DEED
FOR PROPERTY LINE ADJUSTMENT**

CASCADE TIMBERLANDS (OREGON), LLC, a Delaware limited liability company ("Grantor"), 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 located in Klamath County, Oregon described on the attached Exhibit A, free of encumbrances created or suffered by Grantor, except as set forth in the attached Exhibit D.

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 8-10, and dated June 8, 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 \$730,081.00.

"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

82 Amt

Date: July 13 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 13th day of July, 2010, by Gregory S. Lane, as Executive Vice President of Cascade 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 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

STATE OF MONTANA)
) ss
County of Flathead)

This instrument was acknowledged before me on July, 13th, 2010, by Gregory S. Lane, as Executive Vice President of Cascade Timberlands, LLC, as the Sole Member of Cascade Timberlands (Oregon), LLC, a Delaware limited liability company, on behalf of the company.

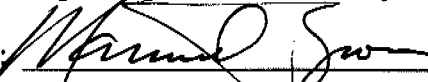
[Signature]
NOTARY PUBLIC FOR OREGON- Montana
My Commission Expires: MARCH 31, 2013

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 13th day of July, 2010.

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

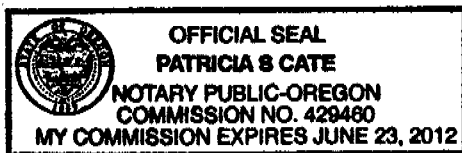
By: 

Name: Marvin D. Brown

Title: State Forester

STATE OF OREGON)
) ss.
County of Marion)

This instrument was acknowledged before me on this 13th 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.



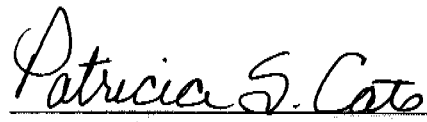

Notary Public for Oregon
My Commission expires: 6/23/12

EXHIBIT 'A'
LEGAL DESCRIPTION FOR
KLAMATH COUNTY PROPERTY LINE ADJUSTMENT NO. 8-10
TRANSFER PROPERTY

A PORTION OF PARCEL 1, LAND PARTITION NO. 06-10, OFFICIAL RECORDS OF KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF SAID PARCEL 1, LAND PARTITION NO. 06-10 LYING EASTERLY OF THE WESTERLY RIGHT OF WAY LINE FOR U.S. HIGHWAY 97 AS SHOWN ON OREGON STATE HIGHWAY DEPARTMENT DRAWING NO. 7B-8-14 (REVISED JUNE, 1974), TITLED "LOCATED LINE / CRESCENT - ODELL JC. SECTION / THE DALLES - CALIFORNIA HIGHWAY".

HEREIN DESCRIBED LANDS CONTAINS 2141 ACRES, MORE OR LESS.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

EXPIRES: 12-31-11

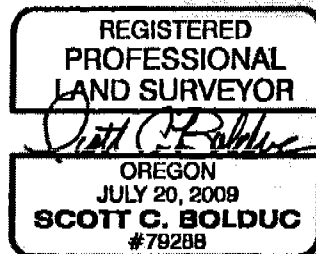
EXHIBIT 'B-1'
LEGAL DESCRIPTION FOR
KLAMATH COUNTY PROPERTY LINE ADJUSTMENT NO. 8-10
ADJUSTED PROPERTY #1

PARCEL 1 OF LAND PARTITION PLAT NO. 37-09, OFFICIAL RECORDS OF KLAMATH COUNTY, OREGON.

AND

THAT PORTION OF PARCEL 1, LAND PARTITION NO. 06-10, OFFICIAL RECORDS OF KLAMATH COUNTY, OREGON, LYING EASTERLY OF THE WESTERLY RIGHT OF WAY LINE FOR U.S. HIGHWAY 97 AS SHOWN ON OREGON STATE HIGHWAY DEPARTMENT DRAWING NO. 7B-8-14 (REVISED JUNE, 1974), TITLED "LOCATED LINE / CRESCENT - ODELL JC. SECTION / THE DALLES - CALIFORNIA HIGHWAY".

HEREIN DESCRIBED LANDS CONTAINS 28,187 ACRES, MORE OR LESS.



EXPIRES: 12-31-11

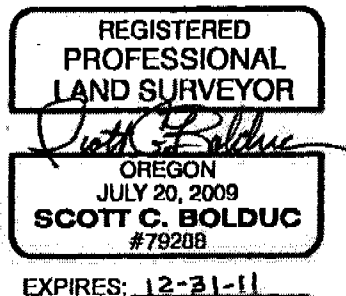
EXHIBIT 'B-2'
LEGAL DESCRIPTION FOR
KLAMATH COUNTY PROPERTY LINE ADJUSTMENT NO. 8-10
ADJUSTED PROPERTY #2

PARCEL 1, LAND PARTITION NO. 06-10, OFFICIAL RECORDS OF KLAMATH COUNTY,
OREGON.

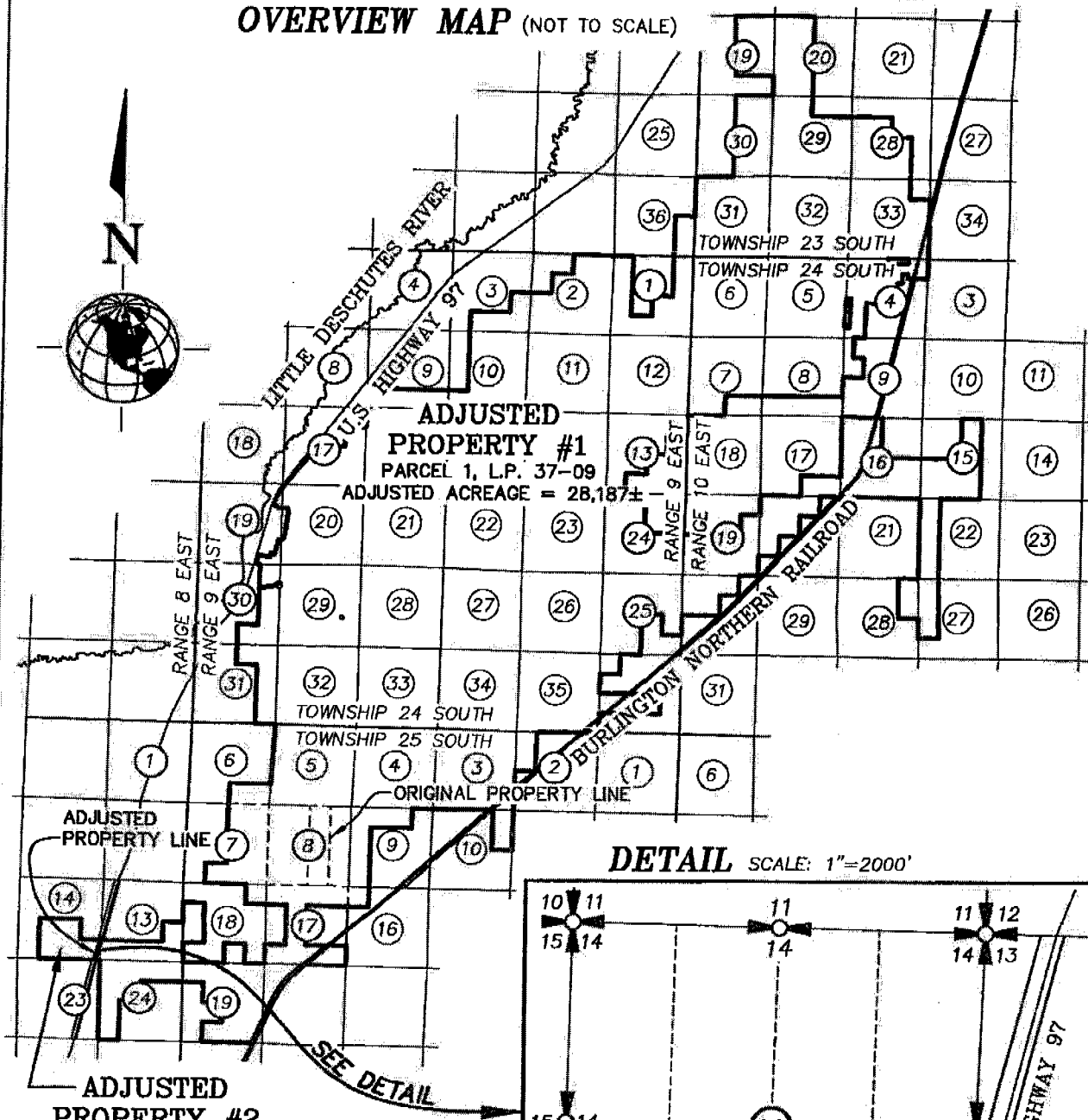
EXCEPTING THERFROM

THAT PORTION OF SAID PARCEL 1, LAND PARTITION NO. 06-10 LYING EASTERLY OF THE
WESTERLY RIGHT OF WAY LINE FOR U.S. HIGHWAY 97 AS SHOWN ON OREGON STATE
HIGHWAY DEPARTMENT DRAWING NO. 7B-8-14 (REVISED JUNE, 1974), TITLED "LOCATED
LINE / CRESCENT - ODELL JC. SECTION / THE DALLES - CALIFORNIA HIGHWAY".

HEREIN DESCRIBED LANDS CONTAINS 194 ACRES, MORE OR LESS.



OVERVIEW MAP (NOT TO SCALE)



**ADJUSTED
PROPERTY #1**
PARCEL 1, L.P. 37-09
ADJUSTED ACREAGE = 28,187±

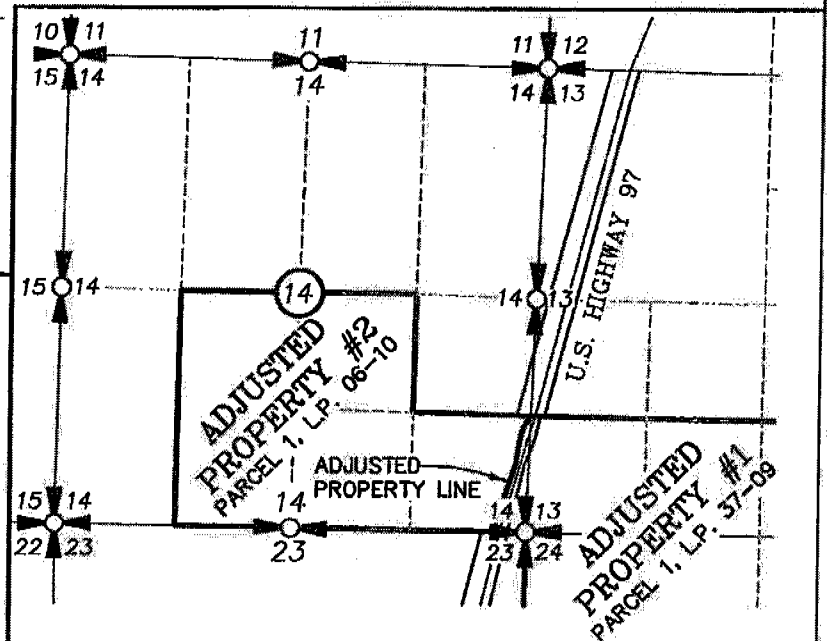
**ADJUSTED
PROPERTY #2**
PARCEL 1, L.P. 06-10
ADJUSTED ACREAGE = 194±

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

RENEWAL DATE: 12-31-11

DETAIL SCALE: 1"=2000'



SHEET NUMBER

1

EXHIBIT 'C'

EXHIBIT MAP TO ACCOMPANY LEGAL DESCRIPTION
KLAMATH COUNTY PLA NO. 8-10
CASCADE TIMBERLANDS

DRAWING INFO

035817

PLA 8-10 EXHIBIT.DWG

SHEET INFO

DRAWN SCB

CHECKED DEW

LAST EDIT 6/1/2010

PLOT DATE 7/7/2010

WHPacific

EXHIBIT D
SPECIAL EXCEPTIONS

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. 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))

4. 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)

5. 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)
6. 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)

7. An easement created by instrument, subject to the terms and provisions thereof,
Dated: May 6, 1991
Recorded: April 7, 1994
Volume: M94, page 10331, Microfilm Records of Klamath County, Oregon
Grantor: United States of America, acting by and through the Forest Service, Department of Agriculture
Grantee: Gilchrist Timber Company
For: Perpetual Easement for Road
Affects: Township 25 South, Range 9 East of the Willamette Meridian, Section 7
(Affects Parcel 1)
8. Subject to the terms and provisions as set out in Patent;
Dated: February 5, 1999
Recorded: June 8, 1999
Volume: M99-22521, Microfilm Records of Klamath County, Oregon
(Affects Parcel 1)
9. 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)
10. 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)
11. Taxes for the fiscal year 2010-2011, a lien not yet due and payable.