

2010-009506

Klamath County, Oregon



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08/11/2010 11:27:53 AM

Fee: \$52.00

After recording return to:

JWTR, LLC
Attn: Cathy Chapel
6400 Highway 66
Klamath Falls, OR 97601

Grantor:

Collins Timber Company LLC
P. O. Box 16
Klamath Falls, OR 97601

Grantee:

JWTR, LLC
6400 Highway 66
Klamath Falls, OR 97601

QUITCLAIM DEED

COLLINS TIMBER COMPANY LLC (formerly known as Collins Products LLC), an Oregon limited liability company, ("Grantor"), releases and quitclaims to JWTR OREGON, LLC an Oregon limited liability company, Grantee, the right of first refusal reserved to Grantor to repurchase the real property described on the attached Exhibit A pursuant to that certain Statutory Special Warranty Deed, dated March 30, 1998, from Grantor to U.S. Timberlands Klamath Falls, L.L.C., Grantee's predecessor-in-interest, recorded April 1, 1998 in Volume M98, Page 10565 of the real property records of Klamath County, Oregon (the "Deed"). Grantor and Grantee hereby agree that the right of first refusal to repurchase the property in the Deed is fully and finally terminated by this document. The foregoing shall not, however, affect in any way the pipeline and utility easements and/or 100 line road easement reserved to Grantor in the Deed.

The true consideration for this transfer in terms of dollars is \$0.

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

QUITCLAIM DEED - 1

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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.

DATED: Aug 5 / 2010

GRANTOR:

COLLINS TIMBER COMPANY LLC, an Oregon
limited liability company

By: Eric Schooler
Name: Eric Schooler
Title: Pres / CEO

STATE OF OREGON)
) ss.
COUNTY OF Multnomah

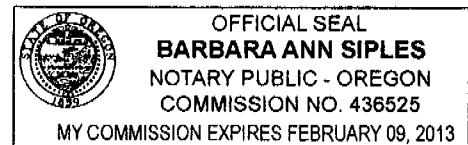
The foregoing instrument was acknowledged before me this 5th day of August 2010,
by Eric Schooler as President / CEO
of COLLINS TIMBER COMPANY LLC, an Oregon limited liability company.

Barbara Ann Siples
Notary Public

GRANTEE:

JWTR, LLC, an Oregon limited liability company

By: Samuel D. Porter
Name: Samuel D. Porter
Title: Vice President



STATE OF OREGON)
) ss.
COUNTY OF KLAMATH)

The foregoing instrument was acknowledged before me this 9th day of August 2010,
by Samuel D. Porter as Vice President
of JWTR, LLC, an Oregon limited liability company.

Catherine Marie Chapel
Notary Public



EXHIBIT A
LEGAL DESCRIPTION
SORT YARD PARCEL

A portion of Sections 22, 23, 26 and 27, Township 39 South, Range 8 East of the Willamette Meridian, located in Klamath County, Oregon, more particularly described as follows:

Beginning at the initial point, as marked by a 5/8" x 30" iron pin with Tru-Line Surveying Inc. plastic cap, on the southerly right of way of Highway No. 66, as described in Volume M-89, page 24105 of the Klamath County Deed Records, from which the ¼ Corner common to Sections 14 and 23 of Township 39 South, Range 8 East bears North 42°12'00" East 3,529.42 feet; thence South 89°33'58" East 607.74 feet; thence South 00°26'02" West 3,173.88 feet; thence along the arc of a curve to the left 410.34 feet with a radius of 14,460 feet, a central angle of 01°37'33" and long chord bearing South 55°09'47" West 410.32 feet; thence South 55°58'34" West 339.83 feet; thence North 59°22'54" West 909.12 feet; thence North 00°26'02" East 2,140.50 feet; ± to the Southeasterly right-of-way line of Highway No. 66 as described in Volume M-89, page 24105, thence Northeasterly along said right-of-way 1,283.66 feet, to the initial point and the terminus of the legal description.

The foregoing tract being the same property described as parcel 2 of Land Partition 31-97 filed for record November 24, 1997 in the Records of Klamath County, Oregon.