

2011-004618

Klamath County, Oregon



00100202201100046180080084

04/11/2011 11:14:59 AM

Fee: \$72.00

MT0910219

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

Send tax statements to:

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

**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 1-11, and dated March 17, 2011. 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 Vol. M05, pg. 00374-403, whereby Grantor acquired right, title and interest in the real property.

The true consideration for this conveyance is \$23,940.

"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

72 AMT

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

Date: April 6, 2011

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 6th day of April, 2011, 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 Whitefish, Montana
My commission expires: March 31, 2013
Commission No.: _____



SARAH BELL
NOTARY PUBLIC-MONTANA
Residing at Whitefish, Montana
My Comm. 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 8th day of April, 2011.

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

By: _____

Name: Doug Decker

Title: State Forester

STATE OF OREGON)
) ss.
County of Marion)

This instrument was acknowledged before me on this 8th day of April, 2011, by
Doug Decker 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.

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

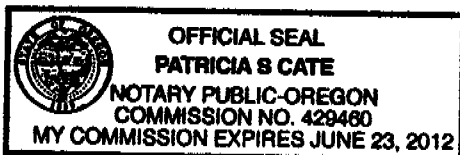
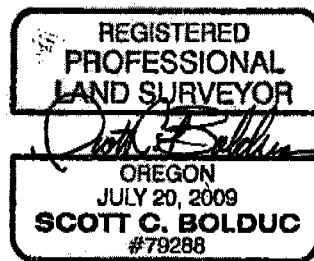


EXHIBIT 'A'
LEGAL DESCRIPTION FOR
KLAMATH COUNTY PROPERTY LINE ADJUSTMENT NO. 1-11
TRANSFER PROPERTY

A TRACT OF LAND LOCATED IN THE NORTH HALF (N 1/2) OF THE SOUTH HALF (S 1/2) OF SECTION 12, TOWNSHIP 25 SOUTH, RANGE 08 EAST, WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTH HALF (N 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) AND THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 12 LYING EASTERLY OF THE WESTERLY RIGHT OF WAY LINE FOR U.S. HIGHWAY 97 AS SHOWN ON OREGON STATE HIGHWAY DEPARTMENT DRAWING NO. 7B-8-13 (REVISED JUNE, 1974), TITLED "LOCATED LINE / CRESCENT - ODELL JC. SECTION / THE DALLES - CALIFORNIA HIGHWAY" (SUBJECT TO AN EXISTING RIGHT OF WAY BASEMENT FOR SAID U.S. HIGHWAY 97).

HEREIN DESCRIBED LANDS CONTAINS 70 ACRES, MORE OR LESS.



EXPIRES: 12-31-11

EXHIBIT 'B-1'
LEGAL DESCRIPTION FOR
KLAMATH COUNTY PROPERTY LINE ADJUSTMENT NO. 1-11
ADJUSTED PROPERTY #1

A TRACT OF LAND LOCATED IN THE SOUTH HALF (S 1/2) OF SECTION 12, TOWNSHIP 25 SOUTH, RANGE 8 EAST, WILLAMETTE MERIDIAN, KLAMATH COUNTY OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF LANDS DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED IN VOLUME 2010, PAGE 008585, OFFICIAL RECORDS OF KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TOWNSHIP 25 SOUTH, RANGE 8 EAST, WILLAMETTE MERIDIAN

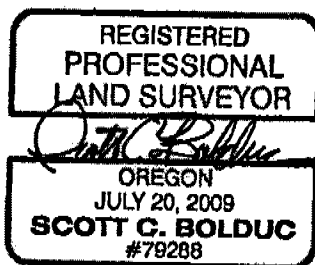
THE SOUTH ONE HALF (S 1/2) OF THE SOUTHEAST ONE QUARTER (SE 1/4) OF SECTION 12;

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).

AND

THAT PORTION OF THE NORTH HALF (N 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) AND THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 12 LYING EASTERLY OF THE WESTERLY RIGHT OF WAY LINE FOR U.S. HIGHWAY 97 AS SHOWN ON OREGON STATE HIGHWAY DEPARTMENT DRAWING NO. 7B-8-13 (REVISED JUNE, 1974), TITLED "LOCATED LINE / CRESCENT - ODELL JC. SECTION / THE DALLES - CALIFORNIA HIGHWAY" (SUBJECT TO AN EXISTING RIGHT OF WAY EASEMENT FOR SAID U.S. HIGHWAY 97).

HEREIN DESCRIBED LANDS CONTAINS 192 ACRES, MORE OR LESS.



EXPIRES: 12-31-11

EXHIBIT 'B-2'
LEGAL DESCRIPTION FOR
KLAMATH COUNTY PROPERTY LINE ADJUSTMENT NO. 1-11.
ADJUSTED PROPERTY #2

A TRACT OF LAND LOCATED IN THE NORTH HALF (N 1/2) OF THE SOUTH HALF (S 1/2) OF SECTION 12, TOWNSHIP 25 SOUTH, RANGE 8 EAST, WILLAMETTE MERIDIAN, KLAMATH COUNTY OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH HALF (N 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) AND THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 12;

EXCEPTING THEREFROM

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

HEREIN DESCRIBED LANDS CONTAINS 50 ACRES, MORE OR LESS.

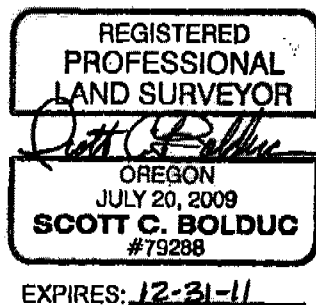
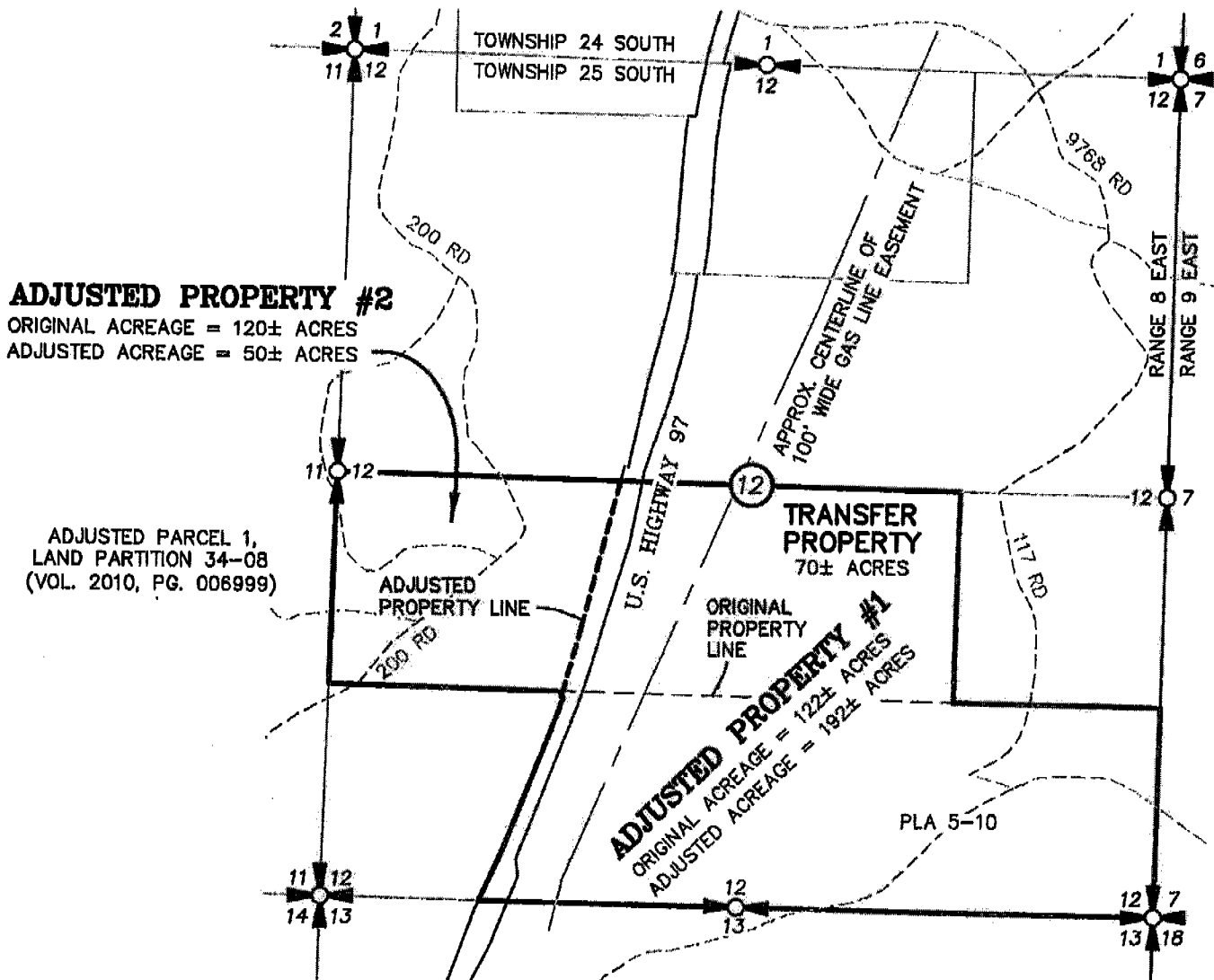
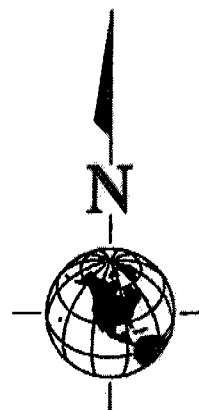


EXHIBIT MAP SCALE: 1"=1000'



REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Scott C. Bolduc
 OREGON
 JULY 20, 2009
 SCOTT C. BOLDUC
 79288
 RENEWAL DATE: 12-31-11



SHEET NUMBER

1

EXHIBIT 'C'

EXHIBIT MAP TO ACCOMPANY LEGAL DESCRIPTION
 KLAMATH COUNTY PLA NO. 1-11
 SEC. 12, T. 26 S., R. 8 E., W.M.

DRAWING INFO

035617

PLA 1-11 EXHIBIT.DWG

SHEET INFO

DRAWN	BCB
CHECKED	DEW
LAST EDIT	3/31/2011
PLOT DATE	3/31/2011

WHPacific

EXHIBIT D
SPECIAL EXCEPTIONS

1. Taxes for the fiscal year 2010-2011, paid.
Account No: 2508-01200-00100-000 Key No: 7682
Amount: \$57.10 plus interest Code No: 051
2. 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.
3. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
4. 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
5. 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