

2011-004620

Klamath County, Oregon



00100204201100046200080088

04/11/2011 11:16:23 AM

Fee: \$72.00

MTC 90219

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 3-11, 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 \$34,933.

"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 HMT

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. 3-11
TRANSFER PROPERTY

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 8 AND THE NORTHEAST QUARTER (NE 1/4) OF SECTION 17, TOWNSHIP 24 SOUTH, RANGE 9 EAST, WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 8 AND THE NORTH HALF (N 1/2) OF THE OF THE NORTHEAST QUARTER (NE 1/4) AND THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 17, LYING SOUTHEASTERLY OF THE SOUTHEASTERLY RIGHT OF WAY LINE FOR U.S. HIGHWAY 97 AS SHOWN ON OREGON STATE HIGHWAY DEPARTMENT DRAWING NO. 7B-8-11 (REVISED MARCH, 1973), TITLED "LOCATED LINE / DESCHUTES COUNTY LINE - CRESCENT SECTION / THE DALLES - CALIFORNIA HIGHWAY".

HEREIN DESCRIBED LANDS CONTAINS 102 ACRES, MORE OR LESS.

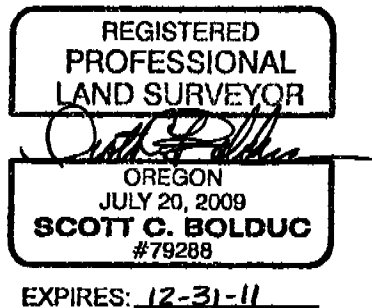


EXHIBIT 'B-1'
LEGAL DESCRIPTION FOR
KLAMATH COUNTY PROPERTY LINE ADJUSTMENT NO. 3-11
ADJUSTED PROPERTY #1

A TRACT OF LAND LOCATED IN TOWNSHIP 23 SOUTH, RANGE 9 EAST; TOWNSHIP 23 SOUTH, RANGE 10 EAST; TOWNSHIP 24 SOUTH, RANGE 9 EAST; TOWNSHIP 24 SOUTH, RANGE 10 EAST; TOWNSHIP 25 SOUTH, RANGE 8 EAST; AND TOWNSHIP 25 SOUTH, RANGE 9 EAST, WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

"PARCEL 1: AS DESCRIBED IN EXHIBIT A OF THAT CORRECTION DEED RECORDED IN VOLUME 2010, PAGE 008699, OFFICIAL RECORDS OF KLAMATH COUNTY, OREGON;

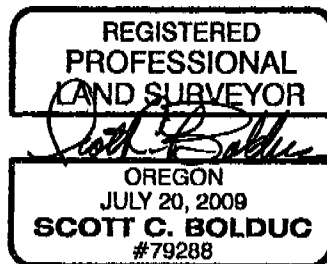
ALONG WITH A TRACT OF LAND DESCRIBED IN EXHIBIT 'A' (TRANSFER PROPERTY FOR KLAMATH COUNTY PROPERTY LINE ADJUSTMENT NO. 8-10), IN THAT SPECIAL WARRANTY DEED FOR PROPERTY LINE ADJUSTMENT RECORDED IN VOLUME 2010, PAGE 008586, OFFICIAL RECORDS OF KLAMATH COUNTY, OREGON;

AND

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 8 AND THE NORTHEAST QUARTER (NE 1/4) OF SECTION 17, TOWNSHIP 24 SOUTH, RANGE 9 EAST, WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 8 AND THE NORTH HALF (N 1/2) OF THE OF THE NORTHEAST QUARTER (NE 1/4) AND THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 17, LYING SOUTHEASTERLY OF THE SOUTHEASTERLY RIGHT OF WAY LINE FOR U.S. HIGHWAY 97 AS SHOWN ON OREGON STATE HIGHWAY DEPARTMENT DRAWING NO. 7B-8-11 (REVISED MARCH, 1973), TITLED "LOCATED LINE / DESCHUTES COUNTY LINE - CRESCENT SECTION / THE DALLES - CALIFORNIA HIGHWAY".

HEREIN DESCRIBED LANDS CONTAINS 28,289 ACRES, MORE OR LESS.



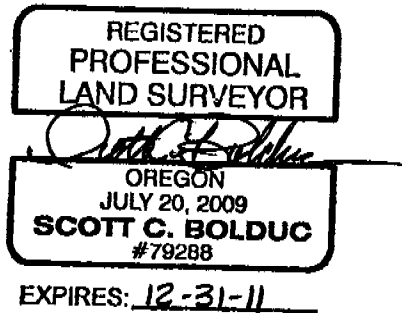
EXPIRES: 12-31-11

EXHIBIT 'B-2'
LEGAL DESCRIPTION FOR
KLAMATH COUNTY PROPERTY LINE ADJUSTMENT NO. 3-11
ADJUSTED PROPERTY #2

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 8 AND THE NORTHEAST QUARTER (NE 1/4) OF SECTION 17, TOWNSHIP 24 SOUTH, RANGE 9 EAST, WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 8 AND THE NORTH HALF (N 1/2) OF THE OF THE NORTHEAST QUARTER (NE 1/4) AND THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 17, LYING NORTHWESTERLY OF THE SOUTHEASTERLY RIGHT OF WAY LINE FOR U.S. HIGHWAY 97 AS SHOWN ON OREGON STATE HIGHWAY DEPARTMENT DRAWING NO. 7B-8-11 (REVISED MARCH, 1973), TITLED "LOCATED LINE / DESCHUTES COUNTY LINE - CRESCENT SECTION / THE DALLES - CALIFORNIA HIGHWAY" (SUBJECT TO AN EXISTING RIGHT OF WAY EASEMENT FOR SAID HIGHWAY 97).

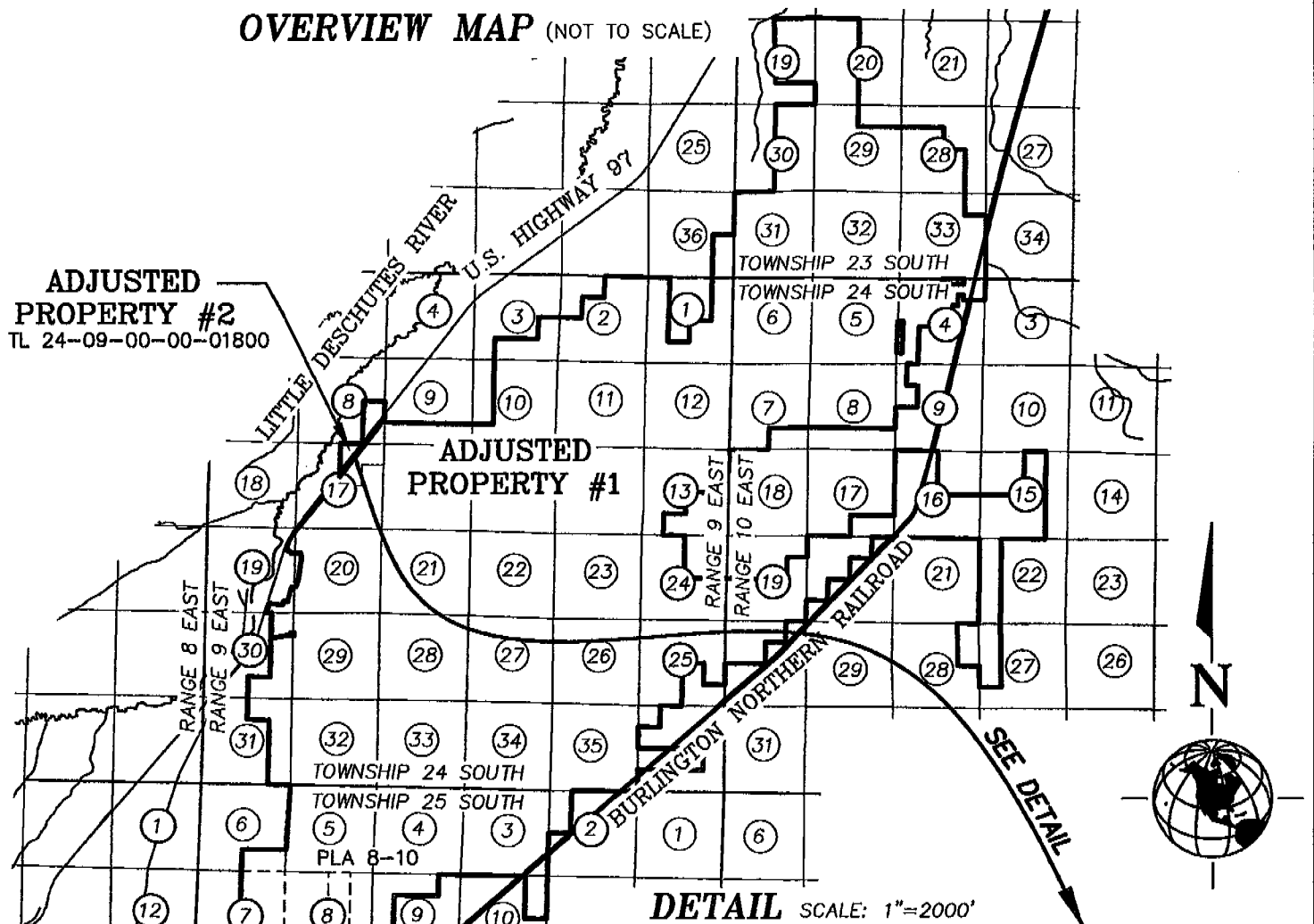
HEREIN DESCRIBED LANDS CONTAINS 98 ACRES, MORE OR LESS.



OVERVIEW MAP (NOT TO SCALE)

**ADJUSTED
PROPERTY #2**
TL 24-09-00-00-01800

**ADJUSTED
PROPERTY #1**



DETAIL SCALE: 1"=2000'

**ADJUSTED
PROPERTY #2**
TAX LOT 24-09-00-00-01800
ORIGINAL ACREAGE = 200±
ADJUSTED ACREAGE = 98±

ADJUSTED PROPERTY LINE
E'LY R.O.W. LINE HWY 97

**TRANSFER
PROPERTY**
102± ACRES

ROAD EASEMENT PER
VOL. M81, PG. 14934

ADJUSTED PROPERTY #1
PTN. TAX LOT 24-09-00-00-0100
ORIGINAL ACREAGE = 28,187±
ADJUSTED ACREAGE = 28,289±

ORIGINAL PROPERTY LINE

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. 3-11
SECTIONS 8 & 17, T. 24 N., R. 9 E., W.M.

DRAWING INFO

035617

PROPOSED PLA 2011C.DWG

SHEET INFO

DRAWN BC

CHECKED SCB

LAST EDIT 3/31/2011

PLOT DATE 3/31/2011

WHPacific

EXHIBIT D SPECIAL EXCEPTIONS

- Taxes for the fiscal year 2010-2011, partially paid.
Account No: 2409-00000-01800-000
Original Amount: \$93.53
Unpaid Balance: \$62.35 plus interest
- 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.
- Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
- An easement created by instrument, subject to the terms and provisions thereof,
Dated: January 26, 1981
Recorded: August 21, 1981
Volume: M81, page 14934, 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 24 South, Range 9; Township 24 South, Range 10
- Easement, subject to the terms and provisions thereof;
Recorded: October 10, 1997
Volume: M97, page 33530, Microfilm Records of Klamath County, Oregon
In favor of: Robert L. Coats
Affects: Township 24 South, Range 9, 2409 Sections 5, 6, 8, 17, 19 and 30 Township 24
South, Range 8, Sections 8, 9, 10, 11, 12, 16, 21, 22, 23 and 24
- Declaration of Access Easements, subject to the terms and provisions thereof;
Recorded: December 30, 2004
Volume: M04, page 89560, Microfilm Records of Klamath County, Oregon