

**AMERITITLE**  
**100883-CT**

After Recording Return To:  
Oregon Department of Forestry  
Attn: Asset Unit, Bldg. D  
2600 State Street  
Salem, OR 97310

**2014-006793**  
Klamath County, Oregon  
06/26/2014 09:50:09 AM  
Fee: \$72.00

(For Recorder's Use Only)

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

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### **SPECIAL WARRANTY DEED**

The Conservation Fund, a Maryland non-profit corporation ("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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

The true and actual consideration for this conveyance is \$1,998,324.00.

Signatures on Next Page

DATED: June 24, 2014.

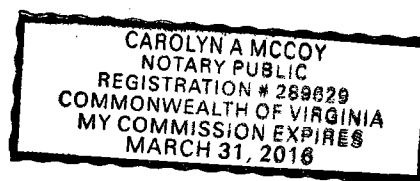
GRANTOR:  
The Conservation Fund,  
a Maryland non-profit corporation

By: [Signature]  
As: Exec V.P.

Commonwealth  
STATE OF Virginia )  
County of Arlington ) ss

This instrument was acknowledged before me on June 24, 2014,  
by Richard L. Edmann as Executive Vice President of The Conservation  
Fund, acting under authority granted to him/her by the corporation.

[Signature]  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 3/31/16

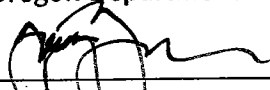


**CERTIFICATE OF APPROVAL OF CONVEYANCE  
(ORS 93.808)**

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 **The Conservation Fund**, a Maryland non-profit corporation, to the State of Oregon of the real property described in the deed to which this Certificate is attached.

DATED this 24<sup>th</sup> day of June, 2014.

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

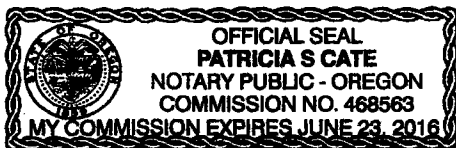
By: 

Name: Doug Decker

Title: Oregon State Forester

STATE OF OREGON           )  
  ) ss.  
County of Marion         )

This instrument was acknowledged before me on this 24<sup>th</sup> day of June, 2014, 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: 6/23/2016

## **EXHIBIT A**

### **LEGAL DESCRIPTION**

A tract of land lying in Sections 14, 23, 26, 27, 28, 29, 32, 33, 34 and 35 Township 24 South, Range 10 East; Sections 1, 2, 3, 4, 5, 11 and 12, Township 25 South, Range 10 East; Sections 18 and 35, Township 24 South, Range 11 East; and Section 6, Township 25 South, Range 11 East, Willamette Meridian, Klamath County, Oregon,  
Described as follows:

#### **Township 24 South, Range 10 East, Willamette Meridian**

The Southwest one quarter (SW 1/4) of the Southeast one quarter (SE 1/4) of Section 14;

The Southeast one quarter (SE 1/4) of the Northwest one quarter (NW 1/4) of Section 23;

The West One Half (W 1/2) of the Northeast one quarter (NE 1/4) of Section 23;

The West one half (W 1/2) of the Southeast one quarter (SE 1/4) of Section 23;

The East one half (E 1/2) of the Southwest one quarter (SW 1/4) of Section 23;

The Northwest one quarter (NW 1/4) of the Northeast one quarter (NE 1/4) of Section 26;

The West one half (W 1/2) of Section 26;

The East one half (E 1/2) of Section 27;

The East one half (E 1/2) of the West one half (W 1/2) of Section 27;

The Southwest one quarter (SW 1/4) of the Southwest one quarter (SW 1/4) of Section 27;

The West one half (W 1/2) of the Northeast one quarter (NE 1/4) of Section 28;

The South one half (S 1/2) of Section 28;

The East one half (E 1/2) of Section 29;

The Southeast one quarter (SE 1/4) of the Southwest one quarter (SW 1/4) of Section 29;

The Northeast one quarter (NE 1/4) of Section 32;

The South one half (S 1/2) of the Northwest one quarter (NW 1/4) of Section 32;

The East one half (E 1/2) of the Southeast one quarter (SE 1/4) of Section 32;

All of Section 33;

All of Section 34;

The West one half (W 1/2) of the West one half (W 1/2) of Section 35;

The Northeast one quarter (NE 1/4) of the Northwest one quarter (NW 1/4) of Section 35;

The East one half (E 1/2) of the Southwest one quarter (SW 1/4) of Section 35;

The Southwest one quarter (SW 1/4) of the Southeast one quarter (SE 1/4) of Section 35

(Legal Description Continued)

**Township 25 South, Range 10 East, Willamette Meridian**

The East one half (E 1/2) of the Southeast one quarter (SE 1/4) of Section 2;

Government Lots 1 and 4 of Section 3;

The South one half (S 1/2) of the Northwest one quarter (NW 1/4) of Section 3;

The Southwest one quarter (SW 1/4) of Section 3;

Government Lots 1, 2 and 3 of Section 4;

The Southeast one quarter (SE 1/4) of the Northeast one quarter (NE 1/4) of Section 4;

The East one half (E 1/2) of the Southeast one quarter (SE 1/4) of Section 4;

Government Lot 2 of Section 5;

The South one half (S 1/2) of the North one half (N 1/2) of Section 5;

The Northeast one quarter (NE 1/4) of the Northeast one quarter (NE 1/4) of Section 11;

The Northeast one quarter (NE 1/4) of the Southeast one quarter (SE 1/4) of Section 11;

The South one half (S 1/2) of the Southeast one quarter (SE 1/4) of Section 11;

Parcels 1 and 3 of Land Partition 54-04 situated in Sections 1 and 12 of Township 25 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon

**Township 24 South, Range 11 East, Willamette Meridian**

The portion of the Southeast one quarter (SE1/4) of the Southeast one quarter (SE1/4) of Section 18, lying southwesterly of the right of way for Oregon State Highway 31 (Fremont Highway);

**EXHIBIT B**  
**ENCUMBRANCES**

1. 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: March 28, 1972

Recorded: March 31, 1972

Volume: M72, page 3363, Microfilm Records of Klamath County, Oregon

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

Dated: February 6, 1979

Recorded: March 14, 1979

Volume: M79, page 6707, 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 several parcels)

2. Easement, subject to the terms and provisions thereof;

Recorded: February 18, 1981

Volume: M81, page 2763, Microfilm Records of Klamath County, Oregon

In favor of: The United States of America

Affects: Township 24 South, Range 10, / Township 24 South, Range 8, / Township 25 South, Range 9, / Township 25 South, Range 8, / Township 25 South, Range 10, / Township 24 South, Range 9, / Township 23 South, Range 9,

For: Roads

(Affects Fee and Timber Rights Parcels)

3. 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

(Affects Fee and Timber Rights Parcels)

4. 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 Fee and Timber Rights Parcels)

5. Declaration of Access Easement, subject to the terms and provisions thereof;

Dated: December 23, 2009

Recorded: January 28, 2010

Volume: 2010-001037, Microfilm Records of Klamath County, Oregon

By: Cascade Timberlands (Oregon) LLC

For: Access