

Validation Unlawfully Est. Unit  
Lot of Record 1



### Coos County Land Use Permit Application

SUBMIT TO COOS COUNTY PLANNING DEPT. AT 60 E. SECOND STREET OR MAIL  
TO: COOS COUNTY PLANNING 250 N. BAXTER, COQUILLE OR 97423. EMAIL  
[PLANNING@CO.COOS.OR.US](mailto:PLANNING@CO.COOS.OR.US) PHONE: 541-396-7770

FILE NUMBER: ACU-21-040

Date Received: 5/28/21 Receipt #: 226214 Received by: MB

This application shall be filled out electronically. If you need assistance please contact staff.  
If the fee is not included the application will not be processed.  
(If payment is received on line a file number is required prior to submittal)

#### LAND INFORMATION

**A. Land Owner(s)** Willow Series Holdings LLC c/o Hancock Natural Resource Group, Inc.  
Mailing address: 197 Clarendon Street, C-08-99, Boston, MA 02116-5010  
Phone: 617-849-2946 Email: dkenney@hnrng.com

Sections 4, 5, 7, 8, 9, 15, 16, 17, 19 and 20  
Township: 31S Range: 11W Section: Select ¼ Section: Select 1/16 Section: Select Tax lots: 31S11W00TL001000 (portion), 31S11W05TL0020000  
Select Select Select Select Select 31S11W07TL10000, 31S11W19TL020000

Tax Account Number(s): 1390590, 1393701 Zone: Select Zone Forest (F)  
Tax Account Number(s): 1393701, 140001 Please Select

**B. Applicant(s)** Willow Series Holdings LLC c/o Hancock Natural Resource Group, Inc.  
Mailing address: 197 Clarendon Street, C-08-99, Boston, MA 02116-5010  
Phone: 617-849-2946 Email: dkenney@hnrng.com

**C. Consultant or Agent:** Sarah Stauffer Curtiss and Max Yoklic, Stoel Rives LLP  
Mailing Address: 760 SW Ninth Avenue, Suite 3000, Portland, OR 97205  
Phone #: 503-294-9829 Email: sarah.curtiss@stoel.com, max.yoklic@stoel.com

- Type of Application Requested
- Comp Plan Amendment
  - Text Amendment
  - Map - Rezone
  - Administrative Conditional Use Review - ACU
  - Hearings Body Conditional Use Review - HBCU
  - Variance - V
  - Land Division - P, SUB or PUD
  - Family/Medical Hardship Dwelling
  - Home Occupation/Cottage Industry

Special Districts and Services

Water Service Type: Select type of Water Service Sewage Disposal Type: Select type of Sewage System  
School District: Select School District Fire District: Select Fire District

Please include the supplement application with request. If you need assistance with the application or supplemental application please contact staff. Staff is not able to provide legal advice. If you need help with findings please contact a land use attorney or consultant.

Any property information may be obtained from a tax statement or can be found on the County Assessor's webpage at the following links: [Map Information](#) Or [Account Information](#)

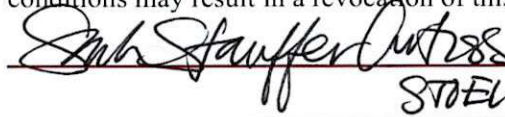
D. ATTACHED WRITTEN STATEMENT. With all land use applications, the "burden of proof" is on the applicant. It is important that you provide information that clearly describes the nature of the request and indicates how the proposal complies with all of the applicable criteria within the Coos County Zoning and Land Development Ordinance (CCZLDO). You must address each of the Ordinance criteria on a point-by-point basis in order for this application to be deemed complete. A planner will explain which sections of the Ordinance pertain to your specific request. The information described below is required at the time you submit your application. The processing of your application does not begin until the application is determined to be complete. An incomplete application will postpone the decision, or may result in denial of the request. Please mark the items below to ensure your submittal is complete.

Application Check List: Please make off all steps as you complete them.

- I.  A written statement of intent, attached to this application, with necessary supporting evidence which fully and factually describes the following:
1.  A complete explanation of how the request complies with the applicable provisions and criteria in the Zoning Ordinance. A planner will explain which sections of the Ordinance pertain to your specific request. You must address each of the Ordinance criteria on a point-by-point basis in order for this application to be deemed complete.
  2.  A description of the property in question, including, but not limited to the following: size, vegetation, crops grown, access, existing buildings, topography, etc.
  3.  A complete description of the request, including any new structures proposed.
  4.  If applicable, documentation from sewer and water district showing availability for connection.
- II.  A plot plan (map) of the property. Please indicate the following on your plot plan:
1.  Location of all existing and proposed buildings and structures
  2.  Existing County Road, public right-of-way or other means of legal access
  3.  Location of any existing septic systems and designated repair areas
  4.  Limits of 100-year floodplain elevation (if applicable)
  5.  Vegetation on the property
  6.  Location of any outstanding physical features
  7.  Location and description (paved, gravel, etc.) of vehicular access to the dwelling location
- III.  A copy of the current deed, including the legal description, of the subject property. Copies may be obtained at the Coos County Clerk's Office.

I certify that this application and its related documents are accurate to the best of my knowledge. I am aware that there is an appeal period following the date of the Planning Director's decision on this land use action. I understand that the signature on this application authorizes representatives of the Coos County Planning Department to enter upon the subject property to gather information pertinent to this request. If the application is signed by an agent, the owner's written authorization must be attached.

If this application is refereed directly to a hearings officer or hearings body I understand that I am obligated to pay the additional fees incurred as part of the conditions of approval. I understand that I/we are not acting on the county's behalf and any fee that is a result of complying with any conditions of approval is the applicants/property owner responsibility. I understand that conditions of approval are required to be complied with at all time and an violation of such conditions may result in a revocation of this permit.

  
\_\_\_\_\_  
STOEL RINES LLP



**ACCESS INFORMATION**

The Coos County Road Department will be reviewing your proposal for safe access, driveway, road, and parking standards. There is a fee for this service. If you have questions about these services please contact the Road Department at 541-396-7660.

Property Address: \_\_\_\_\_

Type of Access: Select \_\_\_\_\_ Name of Access: \_\_\_\_\_

Is this property in the Urban Growth Boundary? Select \_\_\_\_\_

Is a new road created as part of this request? Select \_\_\_\_\_

Required parking spaces are based on the use of the property. If this is for a residential use two spaces are required. Any other use will require a separate parking plan submitted that is required to have the following items:

- Current utilities and proposed utilities;
- Roadmaster may require drawings and specs from the Oregon Standards Specification Manual (OSSC) (current edition).
- The location and design of bicycle and pedestrian facilities shall be indicated on the site plan if this is a parking plan;
- Location of existing and proposed access point(s) on both sides of the road where applicable;
- Pedestrian access and circulation will be required if applicable. Internal pedestrian circulation shall be provided in new commercial, office, and multi-family residential developments through the clustering of buildings, construction of walkways, landscaping, accessways, or similar techniques;
- All plans (industrial and commercial) shall clearly show how the internal pedestrian and bicycle facilities of the site connect with external existing or planned facilities or systems;
- Distances to neighboring constructed access points, median openings (where applicable), traffic signals (where applicable), intersections, and other transportation features on both sides of the property;
- Number and direction of lanes to be constructed on the road plus striping plans;
- All planned transportation features (such as sidewalks, bikeways, auxiliary lanes, signals, etc.); and
- Parking and internal circulation plans including walkways and bikeways, in UGB's and UUC's.

Additional requirements that may apply depending on size of proposed development.

- a. Traffic Study completed by a registered traffic engineer.
- b. Access Analysis completed by a registered traffic engineer
- c. Sight Distance Certification from a registered traffic engineer.

Regulations regarding roads, driveways, access and parking standards can be found in Coos County Zoning and Land Development Ordinance (CCZLDO) Article 7.

By signing the application I am authorizing Coos County Roadmaster or designee to enter the property to determine compliance with Access, Parking, driveway and Road Standards. Inspections should be made by calling the Road Department at 541-396-7660

**Coos County Road Department Use Only**

Roadmaster or designee: \_\_\_\_\_

Driveway     Parking     Access     Bonded    Date: \_\_\_\_\_    Receipt # \_\_\_\_\_

File Number: DR-21-

ADDRESS OF DRIVEWAY #1 CLOSEST TO YOUR NEW DRIVEWAY: \_\_\_\_\_

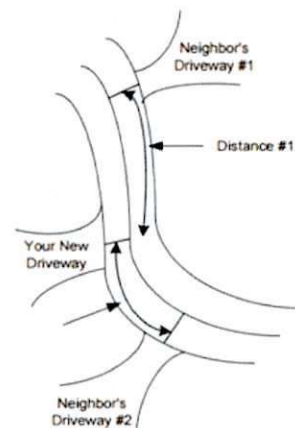
DISTANCE FROM DRIVEWAY #1 TO YOUR NEW DRIVEWAY: \_\_\_\_\_

Is this driveway on the same side of the road as your Driveway: Select

ADDRESS OF DRIVEWAY #2 CLOSEST TO YOUR NEW DRIVEWAY: \_\_\_\_\_

DISTANCE FROM DRIVEWAY #2 TO YOUR NEW DRIVEWAY: \_\_\_\_\_

Is this driveway on the same side of the road as your Driveway: Select



The distance information is important from your new driveway to the closest driveways on either side of you (doesn't matter which side of the road) and what the addresses are to those two driveways. This information is important to include in the formula used to calculate the correct address.

Staff from the County Road Department will place the stake and once the driveway stake has been placed, it must not be moved. If your stake is removed or damaged you may purchase replacements.

Additional Notes or directions:

This application is not required.



## SANITATION INFORMATION

If this is a request for a recreational, commercial, industrial, vacation rental, manufactured home park, mass or small gathering Coos Health and Wellness, Environmental Health Staff will be reviewing the proposal to ensure the use meets environmental health standards for sanitation and water requirements to serve the facility. If the proposal indicates that you are using a community water system a review may be required. A fee is charged for this service and shall be submitted with the application \$83.00. If you have questions about regulations regarding environmental health services please call 541-266-6720. This form is required to be signed off for any type of subdivision, recreational, commercial, industrial, vacation rental, manufactured home park, mass or small gathering.

Water Service Type: Select

Sewage Disposal Type: Select

Please check  if this request is for industrial, commercial, recreational or home base business use and complete the following questions:

- How many employees/vendors/patrons, total, will be on site?
- Will food be offered as part of the an on-site business?
- Will overnight accommodations be offered as part of an on-site business?
- What will be the hours of operation of the business?

Please check  if the request is for a land division.

### **Coos County Environmental Health Use Only:**

Staff Reviewing Application: \_\_\_\_\_

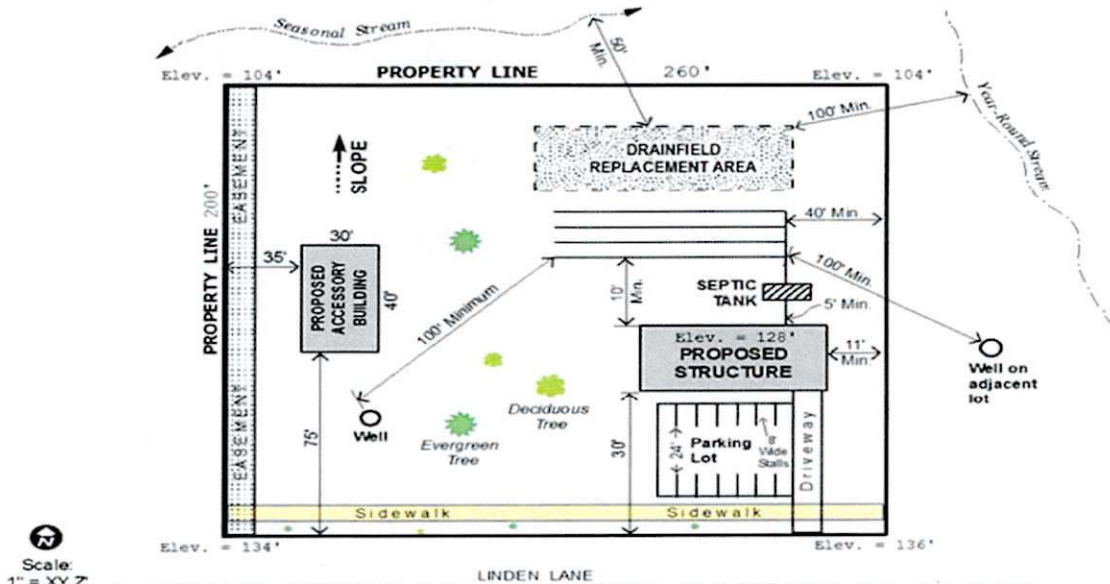
Staff Signature: \_\_\_\_\_

- This application is found to be in compliance and will require no additional inspections
- This application is found to be in compliance but will require future inspections
- This application will require inspection prior to determining initial compliance. The applicant shall contact Coos Health and Wellness, Environmental Heath Division to make an appointment.

Additional Comments:

Plot Plan  
The grid for the plot plan is found on the next page

**SAMPLE PLOT PLAN**

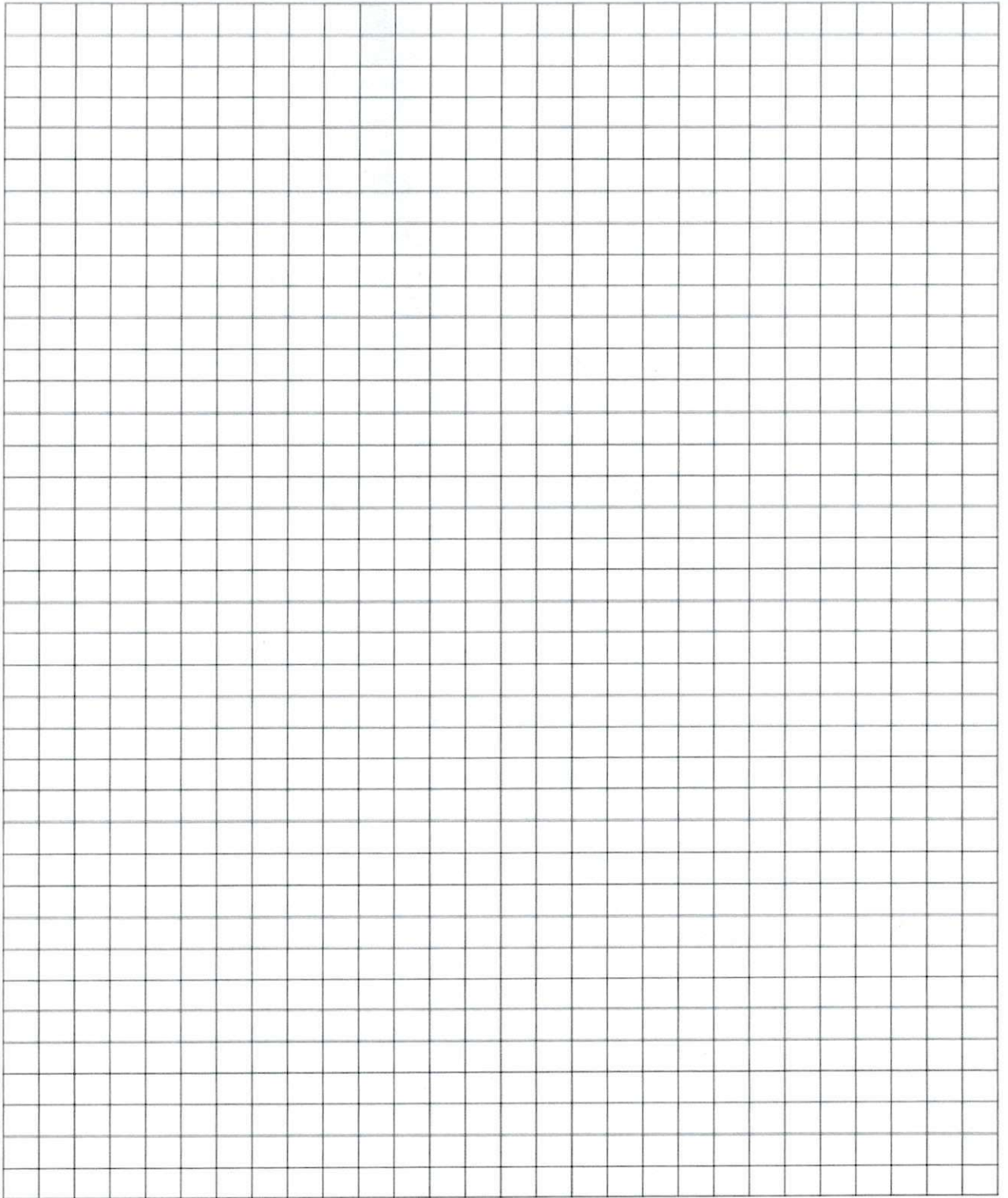


**ITEMS THAT MUST BE ON THE PLOT PLAN:**

At a minimum, the site plan should provide information on the following items:

- Existing and proposed lot lines, lot or parcel numbers, and acreage/square footage of lots.
- Dimensions of all illustrated features (i.e. all structures, septic systems, driveways, roads, etc.)
- Significant natural features (slopes greater than 20%, geologic hazards, wetlands, drainage ways, rivers, streams, and the general location of existing trees, etc.).
- Existing easements (access, storm drainage, utility, etc.).
- Existing and proposed (structures, outbuildings, septic, etc.) on site and on adjoining properties.
- Existing and proposed road locations including widths, curbs, and sidewalks.
- Existing and proposed driveway approach locations on site, existing driveway approaches on adjoining properties on the same side of the street, and existing driveway approaches across the street from the site.
- Contiguous properties under the same ownership.
- General predevelopment topographical information (minimum 10' contour intervals).
- Location of utilities.
- If redevelopment is viable in the future, a redevelopment plan should be included.
- Preliminary site utility plan.
- Please add any additional Road or parking items from the parking form.





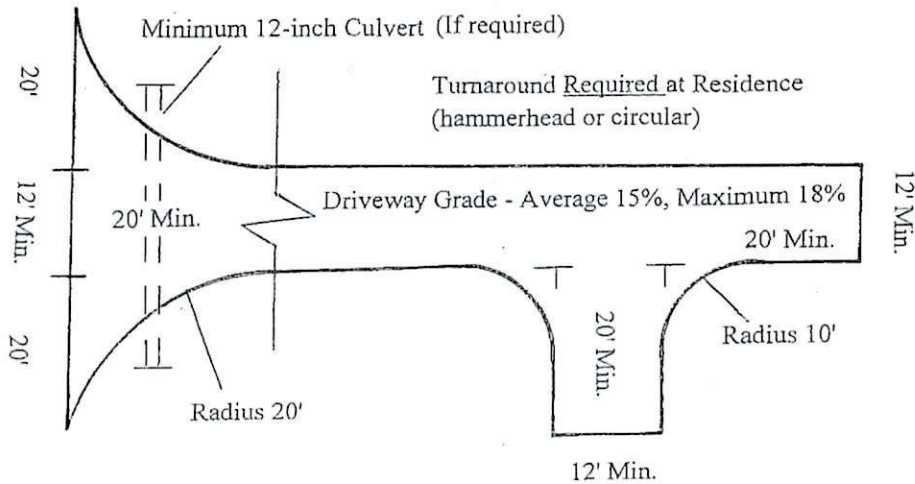
**ADDITIONAL DRIVEWAY, ROAD, PARKING STANDARDS  
DRIVEWAY STANDARDS DRAWING – SINGLE RESIDENCE**

Sight Distance Requirements (at the approach entrance)

- Speed less than 35 mph – 100' both directions
- Speed greater than 35mph – 150' both directions

All Weather Surface – minimum 4 – inches aggregate base or as required by Roadmaster.

Figure 7.1.425



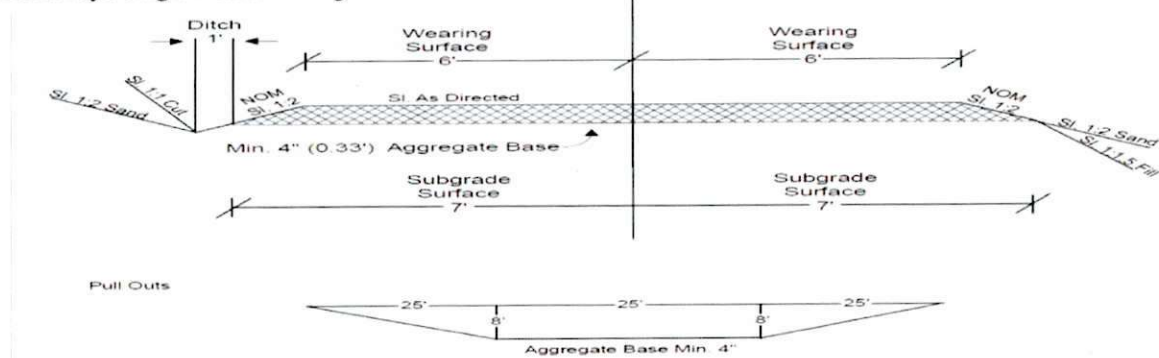
Construct appropriate ditches to prevent water runoff from discharging from the land onto a public road under county jurisdiction. Pursuant to ORS 368.256 the creation of a road hazard prohibited.

If driveway is over 1,000 ft., a pullout is required every 600 ft.

If a driveway cannot meet the maximum 18% grade then a legal agreement may be signed and recorded at the County Clerk's office releasing the County from any liability from such driveway development. This document must be referenced on the property deed to allow future purchasers know that the driveway does meet standard. A sign shall be placed at the bottom of the driveway to warn any users of the driveway that it is not built to standard. Proof must be filed with the Planning and Road Department that the documents have been filed and a sign has been placed. The form located on the following page must be completed, signed and recorded prior to any land use authorizations.

**RURAL FIGURES**

Driveways Single Residence Figure 1



FORESTRY, MINING OR AGRICULTURAL ACCESS:



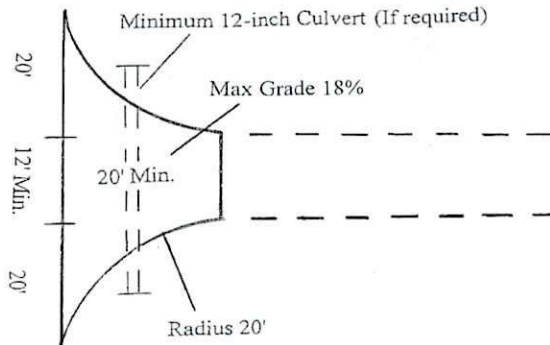
A private road which is created to provide ingress or egress in conjunction with the use of land for forestry, mining or agricultural purposes shall not be required to meet minimum road, bridge or driveway standards set forth in this ordinance, nor are such resource-related roads, bridges or driveways reviewable by the County. However, all new and re-opened forestry, mining or agricultural roads shall meet the access standards listed in this section.

**Forestry, Mining or Agricultural Access Standard drawing**  
Sight Distance Requirements (at the approach entrance)

- Speed less than 35 mph – 100' both directions
- Speed greater than 35 mph – 150' both directions

All Weather Surfaces – minimum aggregate base as required by the Roadmaster  
The access will be developed from the edge of the developed road.

Figure 7.1.450

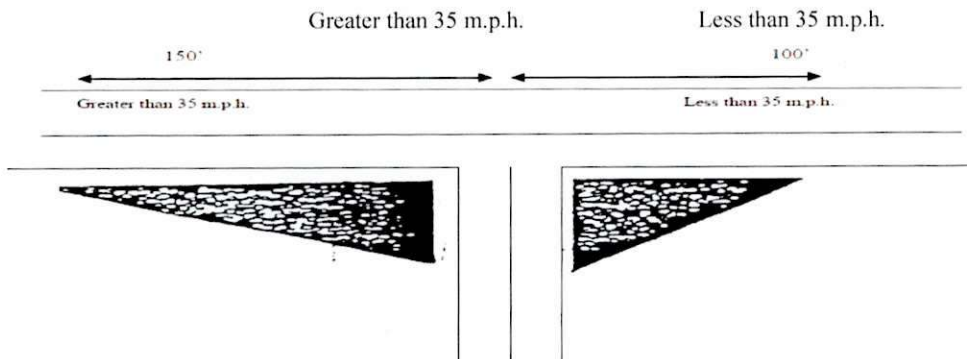


Construct appropriate ditches to prevent water runoff from discharging from the land onto a road under county jurisdiction. Pursuant to ORS 368.256 creation of a road hazard is prohibited.

**VISION CLEARANCE TRIANGLE:**

The following regulations shall apply to all intersections of streets and roads within all districts in order to provide adequate visibility for vehicular traffic. There shall be no visual obstructions over thirty-six (36) inches in height within the clear vision area established herein. In addition to street or road intersections, the provisions of this section shall also apply to mobile home park, recreational vehicle park, and campground accesses (entrances or exists).

The clear vision area shall extend along the right-of-way of the street for a minimum of 100 feet where the speed limit is less than 35 M.P.H.; and not less than 150 feet where the speed limit is greater than 35 m.p.h. The clear vision area shall be effective from a point in the center of the access not less than 25 feet back from the street right-of-way line.



PARKING STANDARDS

USE	STANDARD
Retail store and general commercial except as provided in subsection b. of this section.	1 space per 200 square feet of floor area, plus 1 space per employee. 1 Bicycle space
Retail store handling bulky merchandise (furniture, appliances, automobiles, machinery, etc.)	1 space per 600 square feet of floor area, plus 1 space per employee. 1 Bicycle space
Bank, general office, (except medical and dental).	1 space per 600 square feet of floor area, plus 1 space per employee. 1 Bicycle space
Medical or dental clinic or office.	1 ½ space per examination room plus 1 space per employee. 1 Bicycle space
Eating or drinking establishment.	1 space per 200 square feet of floor area, plus 1 space for every 4 seats. 1 Bicycle space
Bowling Alley	5 spaces per alley plus 1 space per 2 employees. 1 Bicycle space
Dance hall, skating rink, lodge hall.	1 space per 100 square feet of floor area plus 1 space per 2 employees. 1 Bicycle space
Stadium, arena, theater, race track	1 space per 4 seats or every 8 feet of bench length or equivalent capacity if no seating is provided. 1 Bicycle space
Storage warehouse, manufacturing establishment, or trucking freight terminal	1 space per employee. 1 Bicycle space
Wholesale establishment.	1 space per employee plus 1 space per 700 square feet of patron serving area. 1 Bicycle space
Welfare or correctional institution	1 space per 5 beds for patients or inmates, plus 1 space per employee. 1 Bicycle space
Convalescent hospital, nursing home, sanitarium, rest home, home for the aged.	1 space per 5 beds for patients or residents, plus 1 space per employee. 1 Bicycle space
Church, mortuary, sports arena, theater.	1 space for 4 seats or every 8 feet of bench length in the main auditorium. 1 Bicycle space
Library, reading room.	1 space per 400 square feet of floor area plus 1 space per employee. 1 Bicycle space
Preschool nursery, kindergarten.	2 spaces per teacher; plus off-street loading and unloading facility. 1 Bicycle space per 20 students
Elementary or junior high school.	1 space per classroom plus 1 space per administrative employee or 1 space per 4 seats or every 8 feet of bench length in the auditorium or assembly room whichever is greater. 1 Bicycle space per 10 students
High school	1 space per classroom plus 1 space per administrative employee plus 1 space for each 6 students or 1 space per 4 seats or 8 feet of bench length in the main Auditorium, whichever is greater. 1 Bicycle space per 20 students

Other auditorium, meeting room.	1 space per 4 seats or every 8 feet of bench length. 1 Bicycle space
Single-family dwelling.	2 spaces per dwelling unit.
Two-family or multi- family dwellings.	1 ½ spaces per dwelling unit. 1 bicycle space per unit for buildings with 4 or more units.
Motel, hotel, rooming or boarding house.	1 space per guest accommodation plus 1 space per employee.
Mobile home or RV park.	1 ½ spaces per mobile home or RV site.

Parking lot standards – Use the table above along with the area available to calculate the number of spaces required and determine the type of parking lot that needs to be created. The table below explains the spacing and dimensions to be used.

Minimum Horizontal Parking Widths for Standard Automobiles					
	One-way Parallel	30 deg	45 deg	60 deg	90 deg
<b>Figures</b>	A	B	C	D	E
<b>Single row of Parking</b>					
Parking Aisle	9'	20'	22'	23'	20'
Driving Aisle	12'	16'	17'	20'	24'
Minimum width of module (row and aisle)	21'	36'	39'	43'	44'
<b>Figures #'s</b>					
	F	G	H	I	J
<b>Two Rows of Parking</b>					
Parking Aisle	18'	40'	44'	46'	40'
Driving Aisle	12'	16'	17'	20'	24'
Minimum width of module (row and aisle)	30'	56'	61'	66'	64'

For figures please see Coos County Zoning and Land Development Ordinance (CCZLDO) § 7.5.175.

**Please note: If you are developing in any wetlands or floodplain please contact Department of State Lands to ensure you are not required to obtain a state permit.**



**Coos County**  
**Lot Validation and Variance Application**  
**Application Narrative**

**A. Statement of Intent**

Willow Series Holdings LLC c/o Hancock Natural Resource Group, Inc. ("Applicant") requests validation of a unit of land not lawfully established ("Lot Validation") under the Coos County Land and Zoning Development Code ("CCZLDO"). This Lot Validation request is part of a larger land use application for two serial property line adjustments ("PLAs") and relates to the first lot of record in the first PLA application.<sup>1</sup> Applicant requests that this Lot Validation satisfy Coos County's requirement for a lawfully established parcel determination for this unit of land.

**B. Property Description**

Applicant requests that Coos County validate the unit of land sold to Applicant by Weyerhaeuser Co. in Deed 2020-11557, as shown on **Attachment A** and more fully described as follows (the "Proposed Lot"):

**Township 31 South, Range 11 West, W.M.**

**Section 4**      The Southwest quarter

**Section 5**      Lots 2, 3, and 4  
                    The South one-half of the North one-half  
                    The North one-half of the South one-half

**Sections 5, 7, and 8**

All that part of the South one-half of the South one-half of Section 5; the North one-half of the Northeast quarter, the Southwest quarter of the Northeast quarter, the Northwest quarter of the Southeast quarter, the East one-half of the Northwest quarter, the East one-half of the Southwest quarter of Section 7; the North one-half of the Northwest quarter, the Northeast quarter or the Northeast quarter of the Northeast quarter of Section 8, Lots 1, 2 and the Northeast quarter of the Northwest quarter of Section 18 lying North, Northwesterly and Northeasterly of the following described line:

Beginning at a point on the West boundary line of Section 18, Township 31 South, Range 11 West, W.M.; that is, 358.1 feet North of the West ¼ corner of said Section 18,  
thence N 63° N 30' E 74.5 feet; thence N 13° 15' E 355.2 feet;  
thence N 28° 30' E 598.9 feet; thence N 51° 30' E 64.9 feet;

---

<sup>1</sup> See Applicant's Property Line Adjustment No. 1 application.

thence N 63° 00' E 99.2 feet; thence N 46° 45' E 140.6 feet;  
thence N 86° 00' E 129.5 feet; thence S 81° 45' E 259.3 feet;  
thence N 29° 00' E 187.4 feet; thence N 37° 45' E 86.0 feet;  
thence 24° 30' E 125.1 feet; thence N 56° 15' E 260.1 feet;  
thence N 78° 00' E 106.0 feet; thence N 62° 45' E 300.4 feet;  
thence N 37° 15' E 146.5 feet; thence N 21° 45' E 415.0 feet;  
thence N 28° 15' E 261.5 feet; thence N 45° 30' E 150.6 feet;  
thence N 61° 30' E 81.2 feet to a 1.5 inch iron pipe;  
thence N 19° 00' E 329.6 feet; thence N 13° 00' E 108.4 feet;  
thence N 2° 00' E 126.2 feet; thence N 4° 00' W 135.1 feet;  
thence 7° 30' W 115.2 feet; thence N 24° 30' W 231.0 feet;  
thence N 24° 00' 265.5 feet; thence N 8° 00' E 89.3 feet;  
thence N 4° 00' W 123.6 feet; thence N 13° 00' E 268.2 feet;  
thence N 2° 30' W 126.4 feet; thence N 30° 00' E 211.7 feet;  
thence N 50° 45' E 295.4 feet; thence N 8° 30' E 326.5 feet to a 1.5 inch  
iron pipe;  
thence N 17° 30' E 199.5 feet; thence N 14° 45' W 134.5 feet;  
thence N 38° 45' E 281.0; thence N 22° 45' E 200.0 feet;  
thence N 50° 30' E 199.0 feet; thence N 19° 30' E 353.7 feet;  
thence N 32° 00' E 198.8 feet; thence N 54° 30' E 143.9 feet;  
thence S 72° 45' E 132.4 feet; thence N 73° 00' E 292.5 feet;  
thence S 83° 30' E 229.4 feet; thence N 71° 00' E 94.0 feet;  
thence N 87° 00' E 273.1 feet; then N 60° 00' E 231.5 feet;  
thence N 73° 00' E 224.7 feet; thence S 78° 30' E 32.6 feet to a 1.5 inch  
iron pipe that is 864.8 feet south of the corner common to Sections 5, 6, 7,  
and 8;  
thence S 78° 30' E 191.6 feet; thence N 76° 30' E 90.0 feet;  
thence N 51° 30' E 331.0 feet; thence N 73° 00' E 329.4 feet;  
thence N 37° 00' E 400.5; then N 74° 30' E 164.2 feet;  
thence S 84° 30' E 256.1 feet; thence N 74° 30' E 178.0 feet;  
thence N 84° 30' E 179.7 feet; thence N 69° 00' E 334.0 feet;  
thence N 89° 30' E 87.0 feet; thence N 62° 15' E 126.9 feet;  
thence N 85° 45' E 127.3 feet; thence N 63° 30' E 176.7 feet;  
thence N 89° 00' E 124.0 feet; thence N 73° 00' E 145.0 feet to a 1.5 inch  
iron pipe that is 291.6 feet North of the 1/4 corner common to Sections 5  
and 8;  
thence N 59° 00' E 198.8 feet; thence S 88° 15' E 298.9;  
thence S 86° 00' E 389.9 feet; thence N 69° 00' E 308.4 feet;  
thence N 82° 00' E 354.4 feet; thence N 65° 00' E 206.6 feet;  
thence N 87° 30' E 220.2 feet; thence S 82° 99' E 94.8 feet;  
thence N 87° 00' E 192.1 feet to a 1.5 inch iron pipe;  
thence S 6° 00' E 255.5 feet; thence S 51° 00' E 132.0 feet;  
thence S 36° 00' E 91.0 feet; thence S 23° 45' E 127.7 feet;  
thence S 22° 00' E 255.0 feet; thence East 27.0 feet to the common corner  
of Sections 4, 5, 8, and 9, Township 31 South, Range 11 West, W.M.

EXCEPTING THEREFROM THE FOLLOWING: That portion of real property conveyed to Gordon Hayes and Evelyn Hayes, husband and wife, and Wilbur R. Merchen and Catherine R. Merchen, husband and wife, as set forth in Instrument, Recorded March 26, 1987, Bearing Microfilm Reel No. 87-2-2186, Records of Coos County, Oregon and that portion of real property conveyed to Gordon Hayes and Evelyn Hayes, by Instrument, Recorded March 26, 1987, Bearing Microfilm Reel No. 87-2-2189, Records of Coos County, Oregon.

- Section 9** The North one-half of the Southwest quarter  
The Southwest quarter of the Southwest quarter  
The Northwest quarter
- Section 15** The Southwest quarter
- Section 16** All
- Section 17** That part of the South one-half of the South one-half lying South of the South bank of Hayes Creek
- Section 19** That part of the North one-half of the Northeast quarter lying South of the South bank of Hayes Creek
- Section 20** That part of the North one-half of the Northwest quarter lying South of the South bank of Hayes Creek

The Proposed Lot is approximately 1,960 acres in the Forest zone and is used exclusively for commercial timber operations. The Proposed Lot does not contain dwellings, structures, or other development and Applicant does not propose development as part of the land use application.

Based on our analysis of the deed records, it appears that the Proposed Lot was not lawfully established under CCZLDO 6.1.125(1)(e), which defines a "lawfully established unit of land" to include a unit of land created by "deed or land sales contract, if there were no applicable planning, zoning or subdivision or partition ordinances that prohibited the creation," because a portion of the Proposed Lot's parent property was conveyed after the applicable planning, zoning, or subdivision or partition ordinances went into effect.<sup>2</sup> The deed history is described further below.

In 1981, Georgia-Pacific Corp. sold a unit of land approximately 2,155 acres in size to Rex Timber Inc. in Deed 1981-04-2493, described as follows:

**Township 31 South, Range 11 West, W.M.**

- Section 4** The Southwest quarter

---

<sup>2</sup> Applicant understands that Coos County Planning Department uses January 1, 1986 as the date when the applicable planning, zoning or subdivision or partition ordinances went into effect.



**Section 5**      Lots 2, 3, and 4  
The South one-half of the North one-half  
The North one-half of the South one-half

**Sections 5, 7, and 8**

All that part of the South one-half of the South one-half of Section 5; the North one-half of the Northeast quarter, the Southwest quarter of the Northeast quarter, the Northwest quarter of the Southeast quarter, the East one-half of the Northwest quarter, the East one-half of the Southwest quarter of Section 7; the North one-half of the Northwest quarter, the Northeast quarter or the Northeast quarter of the Northeast quarter of Section 8, Lots 1, 2 and the Northeast quarter of the Northwest quarter of Section 18 lying North, Northwesterly and Northeasterly of the following described line:

Beginning at a point on the West boundary line of Section 18, Township 31 South, Range 11 West, W.M.; that is, 358.1 feet North of the West  $\frac{1}{4}$  corner of said Section 18,

thence N 63° N 30' E 74.5 feet; thence N 13° 15' E 355.2 feet;  
thence N 28° 30' E 598.9 feet; thence N 51° 30' E 64.9 feet;  
thence N 63° 00' E 99.2 feet; thence N 46° 45' E 140.6 feet;  
thence N 86° 00' E 129.5 feet; thence S 81° 45' E 259.3 feet;  
thence N 29° 00' E 187.4 feet; thence N 37° 45' E 86.0 feet;  
thence 24° 30' E 125.1 feet; thence N 56° 15' E 260.1 feet;  
thence N 78° 00' E 106.0 feet; thence N 62° 45' E 300.4 feet;  
thence N 37° 15' E 146.5 feet; thence N 21° 45' E 415.0 feet;  
thence N 28° 15' E 261.5 feet; thence N 45° 30' E 150.6 feet;  
thence N 61° 30' E 81.2 feet to a 1.5 inch iron pipe;  
thence N 19° 00' E 329.6 feet; thence N 13° 00' E 108.4 feet;  
thence N 2° 00' E 126.2 feet; thence N 4° 00' W 135.1 feet;  
thence 7° 30' W 115.2 feet; thence N 24° 30' W 231.0 feet;  
thence N 24° 00' 265.5 feet; thence N 8° 00' E 89.3 feet;  
thence N 4° 00' W 123.6 feet; thence N 13° 00' E 268.2 feet;  
thence N 2° 30' W 126.4 feet; thence N 30° 00' E 211.7 feet;  
thence N 50° 45' E 295.4 feet; thence N 8° 30' E 326.5 feet to a 1.5 inch iron pipe;  
thence N 17° 30' E 199.5 feet; thence N 14° 45' W 134.5 feet;  
thence N 38° 45' E 281.0; thence N 22° 45' E 200.0 feet;  
thence N 50° 30' E 199.0 feet; thence N 19° 30' E 353.7 feet;  
thence N 32° 00' E 198.8 feet; thence N 54° 30' E 143.9 feet;  
thence S 72° 45' E 132.4 feet; thence N 73° 00' E 292.5 feet;  
thence S 83° 30' E 229.4 feet; thence N 71° 00' E 94.0 feet;  
thence N 87° 00' E 273.1 feet; then N 60° 00' E 231.5 feet;

thence N 73° 00' E 224.7 feet; thence S 78° 30' E 32.6 feet to a 1.5 inch iron pipe that is 864.8 feet south of the corner common to Sections 5, 6, 7, and 8;

thence S 78° 30' E 191.6 feet; thence N 76° 30' E 90.0 feet; thence N 51° 30' E 331.0 feet; thence N 73° 00' E 329.4 feet; thence N 37° 00' E 400.5; then N 74° 30' E 164.2 feet; thence S 84° 30' E 256.1 feet; thence N 74° 30' E 178.0 feet; thence N 84° 30' E 179.7 feet; thence N 69° 00' E 334.0 feet; thence N 89° 30' E 87.0 feet; thence N 62° 15' E 126.9 feet; thence N 85° 45' E 127.3 feet; thence N 63° 30' E 176.7 feet; thence N 89° 00' E 124.0 feet; thence N 73° 00' E 145.0 feet to a 1.5 inch iron pipe that is 291.6 feet North of the 1/4 corner common to Sections 5 and 8;

thence N 59° 00' E 198.8 feet; thence S 88° 15' E 298.9; thence S 86° 00' E 389.9 feet; thence N 69° 00' E 308.4 feet; thence N 82° 00' E 354.4 feet; thence N 65° 00' E 206.6 feet; thence N 87° 30' E 220.2 feet; thence S 82° 99' E 94.8 feet; thence N 87° 00' E 192.1 feet to a 1.5 inch iron pipe; thence S 6° 00' E 255.5 feet; thence S 51° 00' E 132.0 feet; thence S 36° 00' E 91.0 feet; thence S 23° 45' E 127.7 feet; thence S 22° 00' E 255.0 feet; thence East 27.0 feet to the common corner of Sections 4, 5, 8, and 9, Township 31 South, Range 11 West, W.M.

- Section 9** The North one-half of the Southwest quarter  
The Southwest quarter of the Southwest quarter  
The Northwest quarter
- Section 15** The Southwest quarter
- Section 16** All
- Section 17** That part of the South one-half of the South one-half lying South of the South bank of Hayes Creek
- Section 19** That part of the North one-half of the Northeast quarter lying South of the South bank of Hayes Creek
- Section 20** That part of the North one-half of the Northwest quarter lying South of the South bank of Hayes Creek

Deed 1981-04-2493 included certain portions of the Proposed Lot located in Sections 7 and 18, Township 31 South, Range 11 West, W.M., lying North, Northwesterly and Northeasterly of the line described in that deed.

In 1987, Rex Timber Inc. conveyed a portion of land approximately 145 acres in size, currently recognized by the Coos County Assessor as Tax Lot 102, in Section 7, Township 31 South,

Range 11 West, W.M., to Gordon and Evelyn Hayes in Deed 1987-2-2189 as shown on **Attachment B** and more fully described as follows:

Beginning at the Southwest corner of the East 1/2 of the West 1/2 of said Section 7 and running thence along the South Boundary of said Section 7 South 87° 34' 31" East 826.19 feet to a point on the Easterly boundary of that parcel of land deeded by Howard J. and Florence L. Coldiron to Georgia-Pacific corporation; thence along the Easterly boundary of last said parcel on the following courses:

North 21° 45' East 6.1 feet; thence North 28° 15' East 261.5 feet; thence North 45° 30' East 150.6 feet; thence North 61° 30' East 81.2 feet to a 1 and 1/2 inch iron pipe; thence North 19° 00' East 329.6 feet; thence North 13° 00' East 108.4 feet; thence North 02° 0' East 126.2 feet; thence North 04° 00' West 135.1 feet; thence North 07° 30' West 115.2 feet; thence North 24° 30' West 231.0 feet; thence North 24° 00' East 265.5 feet; thence North 08° 0' East 89.3 feet; thence North 04° 00' West 123.6 feet; thence North 13° 00' East 268.2 feet; thence North 02° 30' West 126.4 feet; thence North 30° 00' East 211.7 feet; thence North 50° 45' East 295.4 feet; thence North 08° 30' East 326.5 feet to a 1 and 1/2 inch iron pipe; thence North 17° 30' East 199.5 feet; thence North 14° 45' West 134.5 feet; thence leaving said Coldiron-parcel boundary and running North 28° 10' 09" West 148.06 feet to a 1 inch iron pipe; thence North 67° 52' 16" West 138.80 feet to a 3/4 inch iron pipe; thence North 77° 05' 14" West 205.93 feet to a 5/8 inch iron rod; thence North 30° 20' 33" West 78.59 feet to a 5/8 inch iron rod; thence North 13° 42' 48" East 78.52 feet to a 5/8 inch iron rod; thence North 12° 22' 35" West 73.25 feet to a 5/8 inch rod; thence North 22° 48' 13" West 76.80 feet to a 5/8 inch iron rod; thence North 05° 55' 19" West 185.27 feet to a 5/8 inch iron rod; thence North 25° 51' 00" West 179.90 feet to a 5/8 inch iron rod; thence North 14° 37' 11" West 448.91 feet to a 3/4 inch iron rod; thence North 00° 50' 27" West 880.37 feet to a point on the North boundary of said Section 7; thence along said North boundary line South 89° 09' 33" West 893.54 feet to the Northwest corner of the East 1/2 of the West 1/2 of said Section 7; thence along the West boundary of said East 1/2 of the West 1/2 South 01° 28' 36" West, 368.05 feet to the point of beginning.

The result of the property conveyance in Deed 1987-2-2189 was the creation of the parcel currently recognized by the Coos County Assessor as Tax Lot 102, leaving the Proposed Lot, including Tax Lot 100, as the remainder.<sup>3</sup> The Applicant does not own Tax Lot 102.

<sup>3</sup> Rex Timber Inc. also conveyed a unit of land approximately 50 acres in size in Section 18, Township 31 South, Range 11 West, W.M. in 1987 to Gordon and Evelyn Hayes and Wilbur R. or Catherine R. Merchen in Deed 1987-2-2186, which is currently recognized by the Coos County Assessor as Tax Lot 200. That portion of land is not relevant to this Lot Validation application because Deed 1987-2-2189 established the Proposed Lot by remainder. A copy of Deed 1987-2-2186 is provided for reference.



**C. CCZLDO Compliance Statement**

The Proposed Lot satisfies the approval criteria in CCZLDO Section 6.1.175 for validation of a unit of land not lawfully established as explained in the responses to the approval criteria outlined below:

**SECTION 6.1.175 CRITERIA FOR VALIDATION OF A UNIT OF LAND NOT LAWFULLY ESTABLISHED:** *This section does not condone or encourage illegal land divisions, and as a penalty, this process will be charged a triple fee. Road requirements will be at the discretion of the Roadmaster.*

*1. The Planning Director may approve an application to validate a unit of land that was created by a sale that did not comply with the applicable criteria for creation of a unit of land if the unit of land:*

*a. Is not a lawfully established unit of land pursuant to LDO Section 6.1.125; and*

*b. Could have complied with the applicable criteria for the creation of a lawfully established unit of land in effect when the unit of land was sold.*

...

**Response:** Applicant understands that the applicable criteria in effect when the unit of land was sold in 1987 is substantially equivalent to the current approval criteria for a lawfully established unit of land in CCZLDO 6.1.125. The Proposed Lot could have complied with the applicable criteria when the unit of land was sold because it could have been in compliance with the applicable planning, zoning and subdivision or partition ordinances or regulations at the time it was created pursuant to CCZLDO 6.1.125(1)(c). The Proposed Lot does not contain dwellings or development and Applicant does not propose development as part of this land use application package. *See* CCZLDO 4.6.140. All land in the Proposed Lot has been used for commercial timber operations since 1987 and will continue to be used for forestry purposes consistent with the zoning and comprehensive plan requirements for the Forest zone. *See* CCZLDO 6.2.150, 4.6.100, 4.6.120. The Proposed Lot complies with the minimum 80-acre lot size established for the Forest zone under CCZLDO 4.6.120(10)(A) and OAR 660-006-0026(1)(b).

*4. An application to validate a unit of land under this section shall be reviewed as an Administrative Conditional Use, pursuant to LDO Article 5.2. An application to Coos county under this section is not subject to the minimum lot or parcel sizes established for the applicable zoning district.*

**Response:** This Lot Validation is submitted as an Administrative Conditional Use Application pursuant to CCZLDO 5.2.100(2).

*5. A unit of land becomes a lawfully established parcel when the Planning Director validates the unit of land under this section if the owner of the unit of land causes a Final Plat meeting the applicable requirements of LDO Section*

*6.2.800 FINAL PLAT REGULATION AND REQUIREMENTS to be recorded within 90 days after the date the Planning Director validates the unit of land.*

**Response:** As part of the Lot Validation, Applicant requests a variance from the Final Plat Regulations and Requirements in CCZLDO 6.2.800, as explained below.

**E. Variance Request**

Applicant requests a variance from the Final Plat Regulations and Requirements in CCZLDO 6.2.800. Applicant also requests a variance from the access, sanitation, driveway, and parking requirements of the Land Use Permit Application. Access information is not required pursuant to CCZLDO 7.1.450 because access roads to the Proposed Lot are private roads created to provide ingress or egress in conjunction with the use of land for forestry and no new or re-opened roads are proposed on the Proposed Lot. The sanitation, driveway, and parking requirements are not applicable to a lot of this size with no existing or proposed development.

The approval criteria to grant a variance under the CCZLDO are discussed below:

***SECTION 5.3.100 GENERAL:** Practical difficulty and unnecessary physical hardship may result from the size, shape, or dimensions of a site or the location of existing structures thereon, geographic, topographic or other physical conditions on the site or in the immediate vicinity, or, from population density, street location, or traffic conditions in the immediate vicinity. Variances may be granted to overcome unnecessary physical hardships or practical difficulties. The authority to grant variances does not extend to use regulations, minimum lot sizes or riparian areas within the Coastal Shoreland Boundary.*

**Response:** The size of the parcel at issue and the lack of existing dwellings and structures make compliance with CCZLDO Section 6.2.800 unnecessary and impractical. Again, Applicant is not proposing any additional development. The final plat requirements would impose an unnecessary physical hardship because of the size of the Proposed Lot and the fact that the current Coos County Assessor maps accurately show the existing boundaries of the Proposed Lot according to the relevant deed descriptions. Applicant has provided current Coos County Assessor maps with this application.

***SECTION 5.3.150 SELF-INFLICTED HARDSHIPS:** A variance shall not be granted when the special circumstances upon which the applicant relies are a result of the actions of the applicant, current owner(s) or previous owner(s) willful violation. This does not mean that a variance cannot be granted for other reasons.*

**Response:** The special circumstances upon which Applicant relies are not a result of the actions of the Applicant or willful violations by the previous owners. Applicant purchased the property with no knowledge that it was unlawfully created. The unlawfully established unit of land was not disclosed to Applicant by the prior owner and did not appear in title reports or other purchase documents.



**SECTION 5.3.200 VARIANCE:** *The Planning Director shall consider all formal requests for variances for zoning and land development variances.*

**Response:** This application constitutes a formal request for a variance from the final plat regulations and requirements in CCZLDO Section 6.2.800.

**SECTION 5.3.350 CRITERIA FOR APPROVAL OF VARIANCES:** *No variance may be granted by the Planning Director unless, on the basis of the application, investigation, and evidence submitted:*

*1. Both findings "a" and "b" below are made:*

*a. One of the following circumstances shall apply:*

*i. That a strict or literal interpretation and enforcement of the specified requirement would result in unnecessary physical hardship and would be inconsistent with the objectives of this Ordinance;*

*ii. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved which do not apply to other properties in the same zoning district; or*

*iii. That strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges legally enjoyed by the owners of other properties or classified in the same zoning district;*

**Response:** The request for variance satisfies subsections (a)(i) and (b). A strict or literal interpretation and enforcement of the final plat regulations and requirements in CCZLDO 6.2.800 would result in unnecessary hardship on the Applicant because the parcel is currently undeveloped and Applicant has no plans to develop the property. Requiring a new plat map prepared by a professional surveyor would impose a hardship on Applicant where Applicant has already been burdened by the unexpected cost to apply for a lot validation to legally adjust the property line.

*b. That the granting of the variance will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the near vicinity.*

*2. That the granting of the variance will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the near vicinity.*

**Response:** The requested variance will have no effect on public health, safety or welfare and will not materially injure properties or improvements in the vicinity because the use of the property



will not change and because the Proposed Lot and Tax Lot 102 are already shown as separate on the Coos County Assessor's Office maps.

*3. In addition to the criteria in (1) above, no application for a variance to the Airport Surfaces Floating Zone may be granted by the Planning Director unless the following additional finding is made: "the variance will not create a hazard to air navigation".*

**Response:** Applicant is not requesting a variance to the Airport Surfaces Floating Zone so the criterion is not applicable.

*4. In lieu of the criteria in (1) above, an application for a variance to the /FP zone requirements shall comply with Section 4.6.227.*

**Response:** The Proposed Lot is not located within a /FP zone so this approval criterion is not applicable.

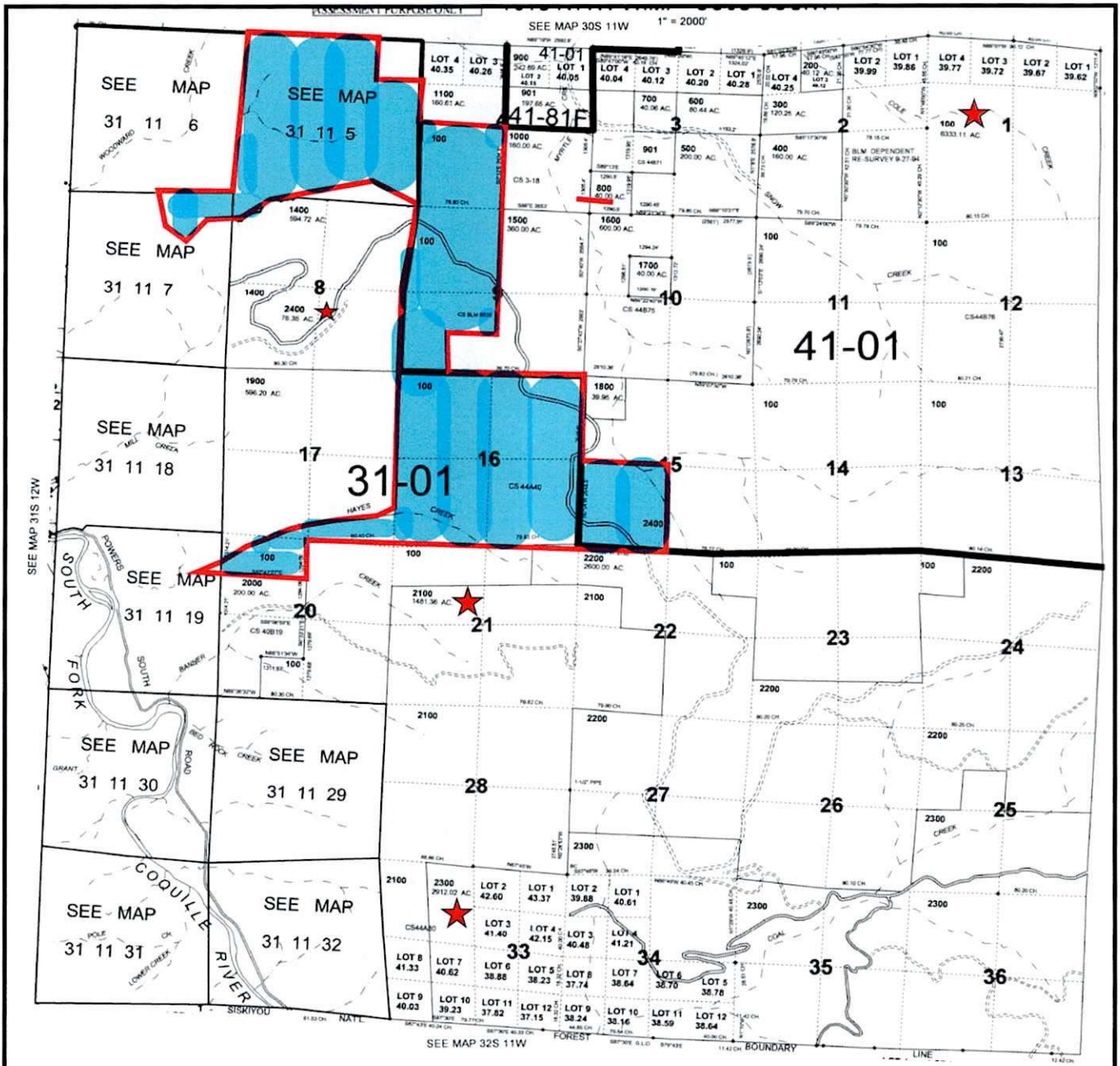
*5. Variance regulations in CCZLDO Article 5.3 shall not apply to Sections 4.11.400 through 4.11.460, Chapter VII and Chapter VIII.*

**Response:** This application does not impact a special development overlay or consideration so this approval criterion is not applicable.

#### **F. Conclusion**

For these reasons outlined in this narrative, Applicant respectfully requests that Coos County validate the Proposed Lot. The current deed of record is included in **Attachment C**. Copies of all other relevant evidentiary deeds are included in **Attachment D**.

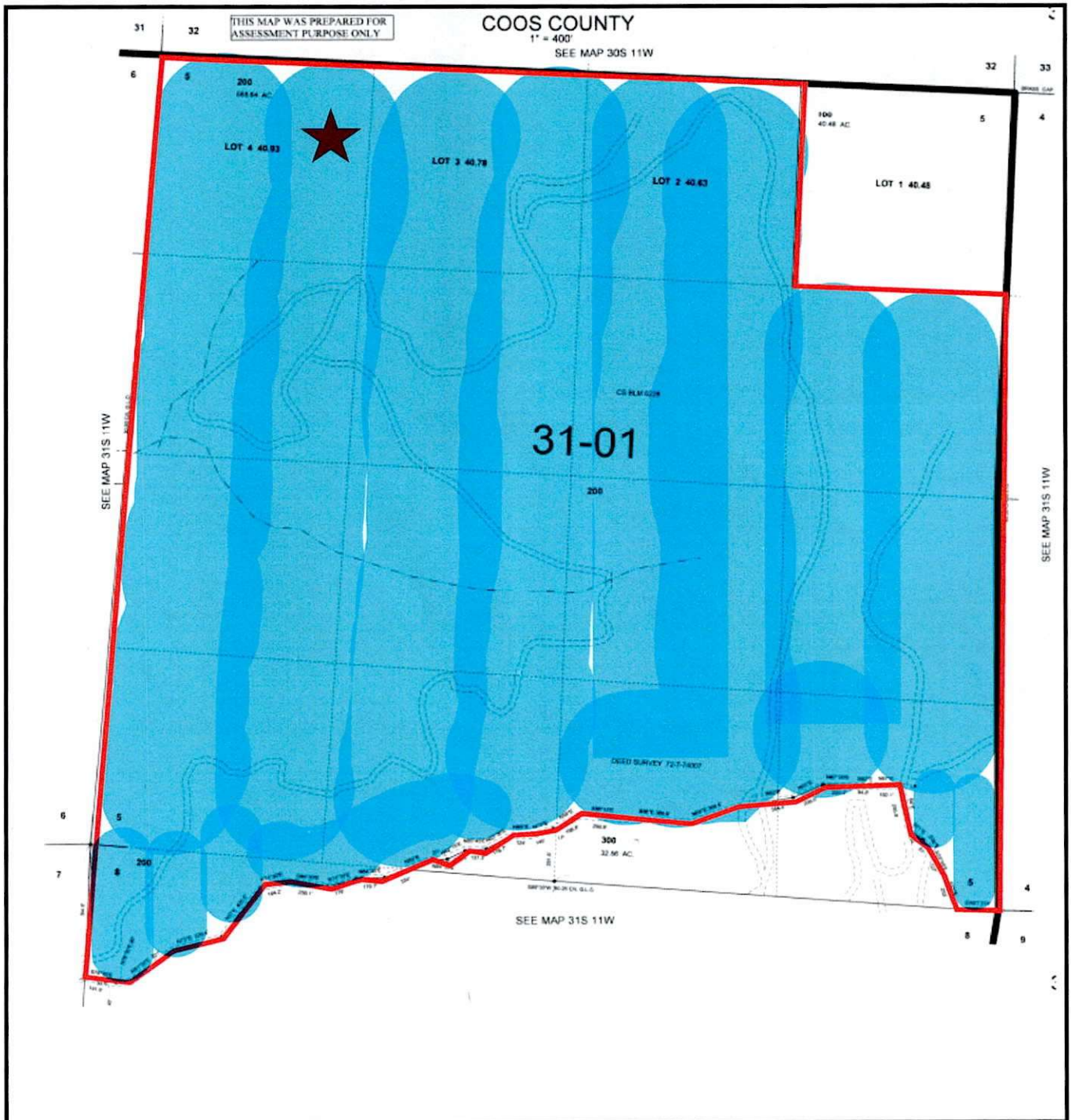
**ATTACHMENT A**  
**Proposed Lot Map**



T31S R11W Sec 00  
 Lots 100, 2100, 2300 & 2400  
 Coos County, OR

THIS MAP IS FURNISHED AS AN ACCOMMODATION STRICTLY FOR THE PURPOSES OF GENERALLY LOCATING THE LAND. IT DOES NOT REPRESENT A SURVEY OF THE LAND OR IMPLY ANY REPRESENTATIONS AS TO THE SIZE, AREA OR ANY OTHER FACTS RELATED TO THE LAND SHOWN THEREOF.



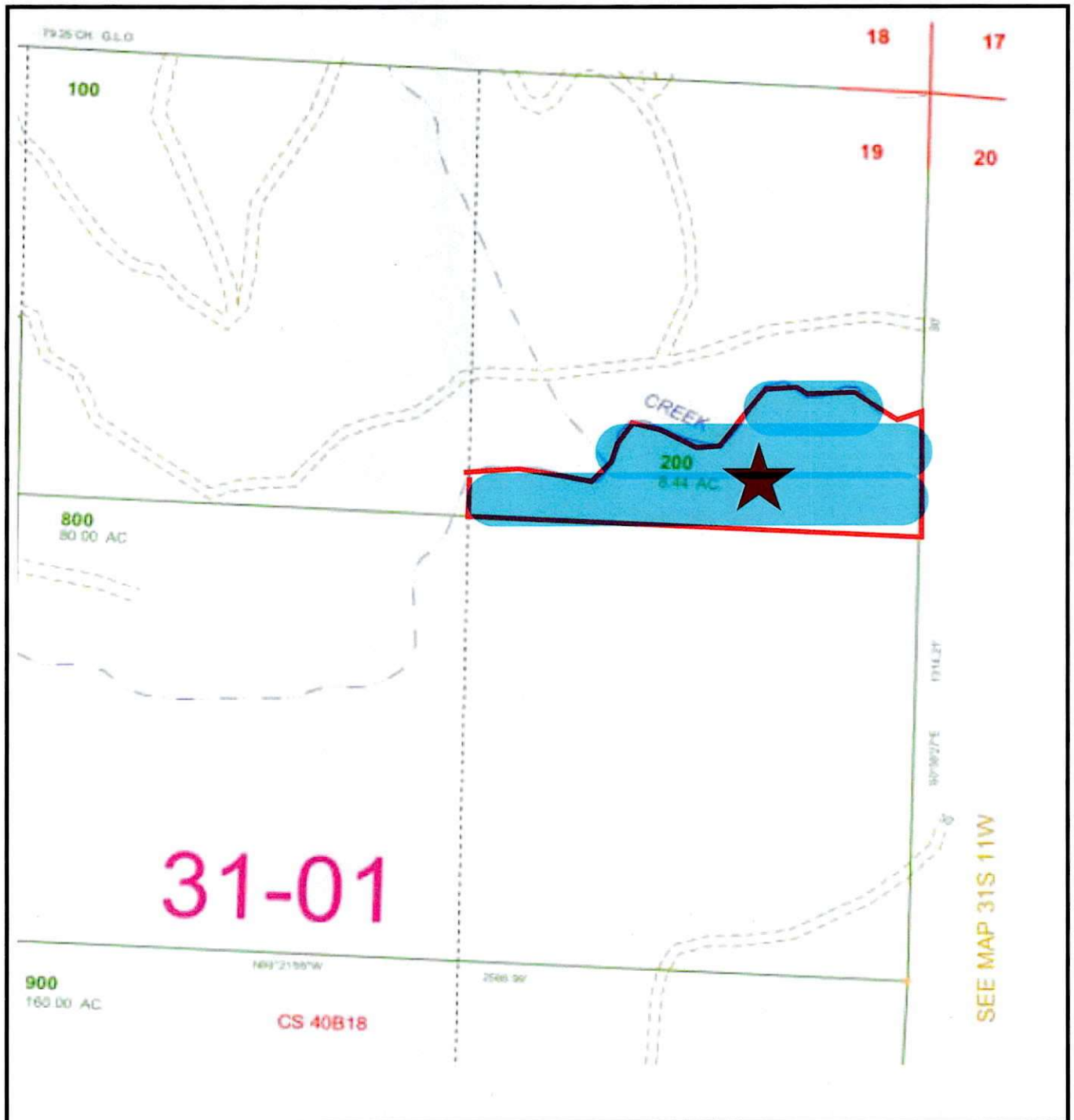


T31S R11W Sec 05 Lot 200  
Coos County, OR

THIS MAP IS FURNISHED AS AN ACCOMMODATION STRICTLY FOR THE PURPOSES OF GENERALLY LOCATING THE LAND. IT DOES NOT REPRESENT A SURVEY OF THE LAND OR IMPLY ANY REPRESENTATIONS AS TO THE SIZE, AREA OR ANY OTHER FACTS RELATED TO THE LAND SHOWN THEREOF







T31S R11W Sec 19 Lot 200  
Coos County, OR

THIS MAP IS FURNISHED AS AN ACCOMMODATION STRICTLY FOR THE PURPOSES OF GENERALLY LOCATING THE LAND. IT DOES NOT REPRESENT A SURVEY OF THE LAND OR IMPLY ANY REPRESENTATIONS AS TO THE SIZE, AREA OR ANY OTHER FACTS RELATED TO THE LAND SHOWN THEREOF



**ATTACHMENT B**  
**Portion of Proposed Lot**  
**Unlawfully Established**

THIS MAP WAS PREPARED FOR  
ASSESSMENT PURPOSE ONLY

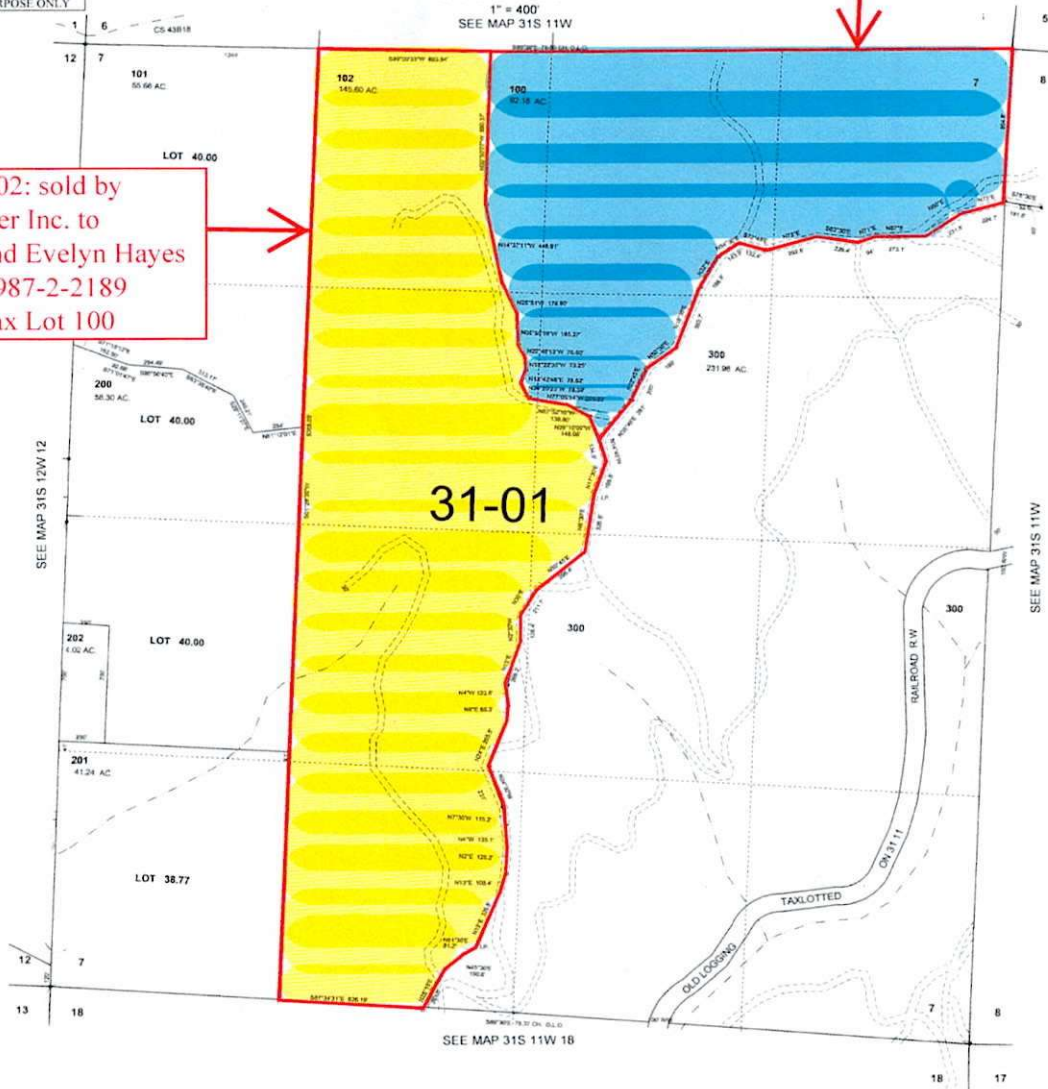
SECTION 7 T31S R11W W.M.  
COOS COUNTY

1" = 400'  
SEE MAP 31S 11W

Tax Lot 100: sold by  
Georgia-Pacific Corp. to  
Rex Timber Inc. in  
Deed 1981-04-2493

Tax Lot 102: sold by  
Rex Timber Inc. to  
Gordon and Evelyn Hayes  
in Deed 1987-2-2189  
leaving Tax Lot 100

31S 11W 07  
CANCELLED NO.  
203



08-13-2008

31S 11W 07

**ATTACHMENT C**  
**Current Deed of Record**



Coos County, Oregon **2020-11557**  
**\$221.00 Pgs=28 11/17/2020 04:13 PM**  
eRecorded by: FIRST AMERICAN TITLE INSURANCE  
COMPANY - NCS ATLANTA  
Debbie Heller, CCC, Coos County Clerk

AFTER RECORDING, RETURN TO:  
Willow Series Holdings LLC  
c/o Hancock Natural Resource Group, Inc.  
197 Clarendon Street, C-08-99  
Boston, MA 02116-5010

SEND TAX STATEMENTS TO:  
Willow Series Holdings LLC  
c/o Hancock Natural Resource Group, Inc.  
197 Clarendon Street, C-08-99  
Boston, MA 02116-5010

When Recorded Return To:  
Kerri Lockwood  
First American Title Insurance Company  
National Commercial Services  
3455 Peachtree Rd NE, Ste. 675  
Atlanta, GA 30326  
File No: NCS 970590-C

**SPECIAL WARRANTY DEED**  
**(Coos County, Oregon)**

WEYERHAEUSER COMPANY, a Washington corporation, whose address is 220 Occidental Avenue South, Seattle, Washington 98104 ("**Grantor**") for valuable consideration, receipt of which is hereby acknowledged, does hereby convey and specially warrant to WILLOW SERIES HOLDINGS LLC, a Delaware limited liability company, for the benefit of Willow Series Holdings LLC Series A, Willow Series Holdings LLC Series B, and Willow Series Holdings LLC Series C, whose address is c/o Hancock Natural Resource Group, Inc., 197 Clarendon Street-C-08-99, Boston, Massachusetts 02116-5010 ("**Grantee**"), the real property described on **Exhibit A-1, Exhibit A-2, Exhibit A-3** (collectively, "**Exhibit A**") attached hereto and incorporated herein by this reference ("**Property**"), free of encumbrances created or suffered by the Grantor except as specifically set forth on **Exhibit B** attached hereto and incorporated herein by this reference.

The true consideration for this conveyance is \$104,696,309.17.

Grantor hereby expressly saves, excepts, and reserves, unto itself and its successors and assigns, all interest in oil, gas, and other liquid or gaseous hydrocarbons, including, without limitation, coal seam gas; geothermal resources, including, without limitation, geothermal steam and heat; aggregate resources, including, without limitation, sand, gravel, granite, basalt, limestone and dolomitic limestone; base and precious metals; industrial minerals, including, without limitation, silica, diatomaceous earth, heavy minerals (such as ilmenite, rutile and zircon) and hydraulic fracturing (frac) sand; ores; coal; lignite; ornamental stone and minerals of any and every nature, kind, or description whatsoever now or hereafter susceptible to commercial exploitation (collectively, "Mineral Resources"), in or upon the Real Property, together with the usual and customary rights of ingress and egress to and from Real Property, as required by Grantor in Grantor's reasonable discretion, for the purpose of exploring for such Mineral Resources from the Real Property by any and all means, and for developing, producing, extracting, or removing therefrom by any means now in use or hereafter developed all such Mineral Resources from the Real Property without any obligation to provide lateral or subjacent support, and to store, save, transport, treat, process, market, or otherwise utilize such Mineral Resources so produced from the Real Property; provided, however, that Grantee and Grantee's successors and assigns shall be compensated for any injury or damage to the surface of the Real Property or to the timber, crops or improvements thereon caused by the exercise of any rights herein as provided below.

This mineral reservation expressly excepts and excludes aggregate resources, including, without limitation, sand, gravel, granite, basalt, limestone, and dolomitic limestone extracted from the Real Property (including, without limitation, from existing gravel pits and quarries) exclusively for commercial forestry uses (including, without limitation, road building, repair and maintenance, landing construction, watercourse rip-rap, cut and fill stabilization and similar purposes) on the Real Property and other real property in the vicinity of the Real Property that is owned or managed by Grantee, its affiliates, or their respective successors and assigns, and in each case without any payment owed to Grantor, so long as such use does not unreasonably interfere with Grantor's right to develop and produce reserved Mineral Resources.



The exercise of the rights with respect to the Mineral Resources reserved in this instrument (collectively, "Mineral Operations") by Grantor and its successors and assigns shall be subject to the following requirements, which shall run with the Real Property and inure to the benefit of Grantee and its successors and assigns:

(a) General. For purposes of this Subsection (a) through Subsection (f) below, the term Grantor shall include Grantor's lessees, licensees, successors and assigns. Grantor shall (i) use only so much of the surface of the Real Property as is reasonably necessary to exercise Grantor's rights hereunder; (ii) do such acts as are commercially reasonable to prevent and suppress forest, brush and grass fires associated with such exercise; (iii) avoid unnecessary damage to improvements, roads, timber, crops, or other cover; (iv) not pollute surface waters, subterranean aquifers, and springs; (v) bury all pipelines at least three (3) feet below the surface with all pipelines marked at road crossings and enclosed in casings with sufficient strength to allow the passing of heavy equipment over the road without damage to the pipeline; (vi) conduct all Mineral Operations in a workman-like manner, consistent with good engineering practices and methods, and full compliance with all applicable laws, rules, regulations and permits then in effect and in accordance with Grantee's reasonable safety rules if made known to Grantor; (vii) timely pay for any and all taxes that may be levied or assessed against the Mineral Resources (to the extent the same are taxed separately and apart from the remainder of the Real Property) and any increase in property taxes payable by Grantee as a direct result of Mineral Operations; provided, however, Grantee (and its successors and assigns) shall be solely responsible for and shall timely pay all taxes that may be levied or assessed against any aggregate resources extracted from the Real Property by or on behalf of Grantee (and its successors and assigns); (viii) within 180 days after the conclusion of Mineral Operations on any portion of the Real Property, remove any equipment, structures or other non-road improvements placed on the Real Property in connection with such Mineral Operations, and if not so removed, then Grantee may elect either to have them removed at Grantor's expense or to take ownership of them; (ix) after consulting in good faith with Grantee, reclaim, including progressive reclamation, and remediate any portion of the Disturbed Surface (as defined in paragraph (d) below), as soon as reasonably practicable, in compliance with all applicable laws, rules, regulations and permits, and to the extent commercially reasonable, to a condition suitable for commercial forestry uses; and (x) indemnify, defend, and hold Grantee, its affiliates, and each of their respective employees, invitees, licensees, agents, representatives or contractors (collectively "Indemnified Parties") harmless from and against any claims, loss, cost, legal actions, liability or expenses (including, without limitation, reasonable attorney fees, consultant fees, court costs and other expenses incurred investigating or preparing for the foregoing) (collectively, "Losses") on account of personal injury to or death of any persons whatsoever (including, without limitation, employees of Grantee or Grantor) or damage to or destruction of property to whomsoever belonging (including, without limitation, property of Grantee) arising in connection with Mineral Operations, excepting only such Losses to the extent caused by the negligence and/or intentional misconduct of Indemnified Parties.

(b) Road Maintenance and Repair. With respect to Mineral Operations that use roads on the Real Property, the costs of road maintenance shall be reasonably and equitably allocated between Grantor and Grantee on the basis of respective uses of such roads. When any party uses a road, or a portion thereof, that party shall perform or cause to be performed, or contribute or cause to be contributed, that share of the maintenance and resurfacing occasioned by such use as hereinafter provided. During periods when the road or a portion thereof is being used solely by one party, such party shall maintain that portion of the road so used to the standards existing at the time use commenced. During periods which more than one party is using said road or a portion thereof, each party's share of maintenance and resurfacing shall be pro rata in proportion to its use thereof. For the purpose of this instrument, maintenance is defined as the work normally necessary to preserve and keep the roadway, road structure and road facilities as nearly as possible in their present condition or as hereafter improved. Each party using any portion of a road shall repair, or cause to be repaired, at its sole cost and expense, that damage to said road occasioned by it which is in excess of that which it would cause through normal and prudent usage of said road. Should inordinate damage to a road occur that is not caused by an authorized user of a road, Grantee shall cause replacement of such damaged road to occur, and Grantor shall reimburse Grantee for such costs pro rata in proportion to Grantor's use of such road. Unless Grantor and Grantee agree in writing to share the cost of improvements in advance of such improvements being made, said improvements shall be solely for the account of the improver.

(c) Roads Constructed by Grantor. All roads constructed by Grantor shall become the property of Grantee when such roads cease to be used in connection with Mineral Operations; provided, that (i) Grantor shall give Grantee written notice within 60 days after a road ceases to be used in connection with Mineral Operations, and



(ii) Grantee shall have the right, to be exercised by written notice to Grantor given within 60 days after Grantee's receipt of such notice from Grantor, to require that all or any lands affected by such road be reclaimed and restored by Grantor in accordance with this instrument. Grantee shall have the right in common with Grantor to use any such roads in such manner as will not unreasonably interfere with Mineral Operations.

(d) Disturbed Timber; Disturbed Surface. If Mineral Operations cause any injury or damage to the surface of the Real Property or the improvements thereon, including, without limitation, by the construction of any new roads on the Real Property (but excluding any injury or damage to existing roads for which maintenance costs are addressed in paragraph (b) above) (the "Disturbed Surface"), and/or any injury, damage or destruction of any merchantable, submerchantable, and pre-merchantable timber on the Real Property (the "Disturbed Timber"), Grantee shall be compensated by Grantor for the fair market value for such Disturbed Surface and Disturbed Timber. If Grantor and Grantee are unable to agree on the fair market value of the applicable Disturbed Surface and Disturbed Timber, then each such party shall select a licensed appraiser with at least 10 years' experience valuing rural property in the state of Oregon. The fair market value of Disturbed Surface shall include, without limitation, the costs to replant the Disturbed Surface with species designated by Grantee. The two appraisers shall then select a third appraiser with equal or superior qualifications to provide the fair market value of the applicable Disturbed Surface and Disturbed Timber. The third appraiser's value shall be the final value, and the parties shall be bound to such value as the fair market value. Each party shall bear one-half of the costs of the third appraiser.

(e) Notice. For Mineral Operations that will not result in Disturbed Surface or Disturbed Timber and will not otherwise affect Grantee's commercial forestry operations, Grantor shall provide Grantee with verbal notice at least 24 hours before entering upon the surface of the Real Property. Grantor shall provide prompt written notice to Grantee following the occurrence of any unanticipated Disturbed Surface or Disturbed Timber. For Mineral Operations that could reasonably be expected to result in Disturbed Surface or Disturbed Timber or to otherwise affect Grantee's commercial forestry operations, Grantor shall provide written notice to Grantee at least 30 days prior to conducting such Mineral Operations, with such notice reasonably describing the proposed operations and its location and anticipated duration ("Mineral Operations Notice"). Grantee shall have 30 days from receipt of a Mineral Operations Notice to, in its reasonable judgment, consent to the operations proposed in the Mineral Operations Notice, which consent shall not be unreasonably withheld or delayed. Approval of such operations may include reasonable modifications required by Grantee as a condition of approval. If Grantee objects to proposed operations within such 30-day period, the parties will consult and attempt to agree on modifications to the proposed operations. If the parties cannot agree within 30 days after Grantee's objection, Grantor may proceed with its proposed operations, but Grantor's right to proceed shall be without prejudice to any rights Grantee may have at law or otherwise with respect to such operations. Following receipt of a Mineral Operations Notice, Grantee may conduct timber harvest operations on the portion of the Real Property subject to such Mineral Operations Notice during the 30-day notice period, and Grantee's net proceeds, if any, from such timber harvest operations shall be deducted from the fair market value owed by Grantor under paragraph (d) above.

(f) Insurance. Before commencing Mineral Operations and at all times while Mineral Operations are being conducted and until any required reclamation attributable to any Mineral Operations is complete, Grantor, at its sole cost and expense, shall carry and maintain continuously, the following:

(i) Commercial general liability coverage with limits of not less than \$2,000,000 each occurrence and \$2,000,000 in the aggregate for bodily injury, including death, and property damage on a standard ISO occurrence form, which shall not have any restrictions or exclusions added by endorsement without the written approval of such endorsements/exclusions by Grantee. The policy coverage (1) shall include coverage for 3rd party fire fighting expense, and, if blasting or excavation is to be done, underground damage);

(ii) Automobile liability coverage with limits of not less than \$1,000,000 combined single limit per occurrence for bodily injury and property damage, covering owned, hired and non-owned vehicles (including the "pollution from autos endorsement," ISO Form CA 99 48);

(iii) Insurance in accordance with all applicable requirements under state law relating to workers' compensation for all employees entering the Real Property and employer's liability coverage with limits of not less than \$1,000,000 per accident/disease/employee; and



(iv) Contractor's Pollution liability insurance with limits of not less than \$2,000,000 per each claim, including coverage for cost of clean-up of any hazardous substances released during the Mineral Operations.

(v) Excess Insurance following form over the general liability, employer's liability, auto and pollution policies described above with limits not less than \$5,000,000 per occurrence.

On January 1, 2030, and each ten-year anniversary of such date thereafter, each of the minimum limits set forth above shall be increased by multiplying such minimum limit by a fraction, the numerator of which shall be the most recent Consumer Price Index for All Urban Consumers (1982-84=100) as published by the U.S. Department of Labor, Bureau of Labor Statistics ("CPI") and the denominator of which shall be most recent CPI published prior to January 1, 2020. If CPI ceases to be published, any reasonably equivalent index published by the Bureau of Labor Statistics may be substituted by Grantee. If the base year for CPI is changed or if publication of the index is discontinued, the parties shall make adjustments or, if necessary, select an appropriate alternative index to achieve the same economic effect.

The general liability, auto and excess policies shall name each of Grantee and its affiliates (individually and collectively, the "Insured Parties") as an "Additional Insured" providing coverage at least as broad as that provided to the named insured on the policies and the "Additional Insured" status must provide coverage for both on-going and completed operations on forms acceptable to Grantee. Grantor shall provide prompt written notice to Grantee of any cancellation of the policies or any modification of the policies that reduces either the scope of coverage or the available limits of coverage. The aggregate insurance limits for liability and excess coverage will be specific to the Mineral Operations on a per project basis. The coverages will primary, exclusive of any coverage carried by the Insured Parties, and will be exhausted first notwithstanding that the Insured Parties may have other valid and collectible insurance covering the same risk. All of Grantor's insurance policies shall include a waiver of subrogation in favor of the Insured Parties. Nothing herein contained will limit the Grantor's liability to the Insured Parties to the scope or the amount of the insurance coverage. Such policies of insurance shall be written by duly licensed insurance companies satisfactory to Grantee in Grantee's reasonable business judgment. Notwithstanding the foregoing, Grantor (and, as used in this sentence, "Grantor" refers only to the original grantor and not its lessees, licensees, successors and assigns) may self-insure any of the insurance requirements described above with the prior consent of Grantee, which consent shall not be unreasonably withheld, provided that Grantor's lessees, licensees, successors and assigns shall be entitled to self-insure only with the prior consent of Grantee in Grantee's sole discretion.

Grantor shall ensure that all of its subcontractors and agents entering onto the Real Property and owners of vehicles or other equipment used in connection with Mineral Operations strictly comply with the insurance requirements provided in this paragraph (f) (including the duty to name Insured Parties as additional insureds and to waive subrogation) with the sole exception being the requirement to maintain excess insurance. Grantor is responsible to ensure that these requirements are met, and Grantor will supply Grantee with evidence that it and its subcontractors and agents have fully complied with these insurance requirements in a form as Grantee may deem acceptable), together with copies of all endorsements. The premiums, deductibles and all other costs for all insurance required under this paragraph (f) shall be the obligation of and paid for by Grantor and/or its subcontractors. Any additional insurance limits or coverages maintained by Grantor or its subcontractors and agents shall be deemed to have been required in this paragraph (f) and will be subject to all requirements set forth herein (specifically including the additional insured and waiver of subrogation requirements).

Notwithstanding the foregoing, Grantor and Grantee shall discuss reasonable modification to the above insurance requirements under certain circumstances in which the activity to be performed on the Real Property may not reasonably require the insurance coverage and limits set forth above.

(g) Mineral Leases. Any lease or other agreement entered into by Grantor that permits a third party to conduct Mineral Operations on the Real Property shall expressly require such third party agree to be bound in writing by the terms and conditions of this instrument, including, without limitation, the insurance requirements set forth in paragraph (f) above, and to bear and assume all liabilities and obligations with respect to the Mineral Operations to be conducted by such third party that are imposed upon Grantor and its successors and assigns under

this instrument, and such lease or other agreement also shall expressly state that such provisions are for the benefit of Grantee and its successor and assigns.

Grantee acknowledges that the Property conveyed herein is or may be adjacent to Grantor's timberlands and may be subject to conditions resulting from Grantor's commercial forestry operations and mineral operations on said adjacent lands. Such operations include management and harvesting of timber, disposal of slash (including, without limitation, slash burning and other controlled burning), reforestation, application of chemicals, road construction and maintenance, transportation of forest products, and other accepted and customary forest management activities conducted in accordance with federal and state laws, and commercial exploitation of mineral resources, including all methods of developing, producing, extracting or removing mineral resources therefrom. Said management activities ordinarily and necessarily produce noise, dust, smoke, appearance and other conditions which may conflict with Grantee's use of the Property. Grantee, its heirs, successors and assigns hereby waive all common law rights to object to normal, necessary and non-negligent management activities legally conducted on Grantor's adjacent property. Grantee, its heirs, successors and assigns will not object to the legal application of chemicals, including, without limitation, pesticides and herbicides, on Grantor's adjacent property. It is intended and agreed this covenant shall be of the public record and forever remain a covenant with the Property now or hereafter adjacently acquired by Grantee, and any party acquiring an interest in said Property shall be bound by the terms of the covenant.

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 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 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Effective the 17<sup>th</sup> day of November, 2020.



IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the date first written above.

WEYERHAEUSER COMPANY,  
a Washington corporation

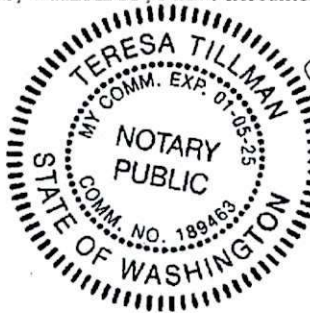
By: *Kristy T. Harlan*  
Name: Kristy T. Harlan  
Title: Senior Vice President

ACKNOWLEDGMENT

STATE OF WASHINGTON     )  
  )  
COUNTY OF KING         )

On this 12<sup>th</sup> day of November, 2020, I certify that I know or have satisfactory evidence that Kristy T. Harlan is the person who appeared before me, and said person acknowledged that she signed this instrument and on oath stated that she was authorized to execute the instrument and acknowledged it as the Senior Vice President of Weyerhaeuser Company, a Washington corporation, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

IN WITNESS, WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



*Teresa Tillman*  
Notary Public in and for the State of Washington  
Residing in King County  
My Commission Expires: Jan. 05, 2025  
Printed Name: Teresa Tillman



**EXHIBIT A-1**

**to the Special Warranty Deed**

Legal Description of the Property

**SERIES A PROPERTY:**

**IN COOS COUNTY, OREGON:**

THE FOLLOWING DESCRIBED PROPERTY LYING IN TOWNSHIP 30 SOUTH, RANGE 10 WEST, of the Willamette Meridian of Coos County, Oregon:

Parcel 76

**SECTION 16:**

All.

30-10W-00-00500 (portion)

Parcel 79

**SECTION 19:**

The South half of the Southeast quarter; the Northwest quarter of the Southeast quarter.

**SECTIONS 18 & 19:**

A strip of land in the West half of Section 18 and in the North half of the North half of Section 19, Township 30 South, Range 10 West, of the Willamette Meridian, Coos County, Oregon, Extending 30 feet on either side of a center line, more particularly described as follows: Beginning at a point in the West line of said West half of Section 18, Township 30 South, Range 10 West of the Willamette Meridian, Coos County, Oregon, 1367.5 feet North 00° 18' East of the West quarter corner of said Section 18 and known as Engineer's Station 78+79.7; thence extending North 78° 02 ½' East 86.0 feet to a point; thence North 82° 28' East 114.5 feet to a point; thence North 85° 55' East 154.4 feet to a point; thence North 89° 40' East 503.5 feet to a point; thence on the arc of a 30° curve to the right of 193.18 feet radius, through a central angle of 54° 58' 183.2 feet to a point; thence South 35° 22' East 128.1 feet to a point; thence on the arc of a 40° curve to the left of 146.19 feet radius, through a central angle of 51° 55 ½' 129.8 feet to a point; thence South 87° 17 ½' East 360.1 feet to a point; thence on the arc of a 36° curve to the right of 161.80 feet radius through a central angle of 37° 40 ½' 104.7 feet to a point; thence South 49° 37' East 64.8 feet to a point; thence on the arc of a 40° curve to the left of 146.19 feet radius, through a central angle of 35° 36 ½' 89.0 feet to a point; thence South 85° 13 ½' East 59.2 feet to a point; thence on the arc of a 10° curve to the right of 573.69 feet radius, through a central angle of 24° 03' 240.5 feet to a point; thence South 61° 10 ½' East 624.9 feet to a point; thence South 68° 07 ½' East 103.9 feet to a point; thence South 52° 02' East 104.0 feet to a point; thence South 59° 16' East 193.8 feet to a point; thence South 36° 49 ½' East 102.4 feet to a point; thence South 30° 10' East 117.4 feet to a point; thence South 47° 57' East 82.1 feet to a point; thence South 01° 15' West 115.0 feet to a point; thence South 09° 28' East 100.4 feet to a point; thence South 15° 20 ½' East 222.9 feet to a point; thence South 03° 00' West 171.7 feet to a point thence South 13° 59' West 124.2 feet to a point; thence South 28° 05 ½' West 75.4 feet to a point; thence South 12° 54 ½' West 73.9 feet to a point; thence South 28° 06' East 108.3 feet to a point; thence South 40° 28 ½' East 252.7 feet to a point; thence South 17° 56 ½' East 546.9 feet to a point; thence South 25° 07 ½' East 97.7 feet to a point; thence South 17° 44 ½' East 291.1 feet to a point; thence on the arc of a 32° curve to the right of 181.40 feet radius, through a central angle of 37° 34' 117.4 feet to a point; thence South 19° 49 ½' West 199.3 feet to point; thence South 24° 00 ½' West 245.8 feet to a point; thence South 23° 19' West 142.5

feet to a point; thence on the arc of a 40° curve to the left of 146.19 feet radius, through a central angle of 27° 43' 69.3 feet to a point in the South line of said Section 18, Township 30 South, Range 10 West of the Willamette Meridian, Coos County, Oregon, 427.0 feet North 89° 44' West of the South quarter corner thereof where the tangent to the curve bears South 04° 24' East and known as Engineer's Station 145+75.3; thence continuing on the arc of said 40° curve to the left of 146.19 feet radius, through an additional central angle of 13° 14 ½' 33.1 feet to a point; thence South 17° 38 ½' East 34.7 feet to a point; thence on the arc of a 22° curve to the left of 262.04 feet radius through a central angle of 76° 48 ½' 349.1 feet to a point; thence North 85° 33' East 65.6 feet to a point; thence on the arc of a 36° curve to the right of 161.80 feet radius, through a central angle of 41° 44' 115.9 feet to a point; thence South 52° 43' East 77.8 feet to a point; thence South 48° 11 ½' East 228.8 feet to a point; thence South 44° 31 ½' East 207.0 feet to a point; thence on the arc of a 14° curve to the right of 410.28 feet radius, through a central angle of 24° 51' 177.5 feet to a point; thence South 19° 40 ½' East 99.7 feet to a point; thence South 03° 43' East 100.2 feet to a point; thence South 11° 52 ½' West 362.0 feet to a point in the South line of the North half of the Northeast quarter of Section 19, Township 30 South, Range 10 West of the Willamette Meridian, Coos County, Oregon, 486.1 feet South 88° 46' East of the Southwest corner thereof and known as Engineer's Station 164+26.7.

30-10W-18-00500

30-10W-19-00300 & 00700

Parcel 80

SECTION 20:

The Southeast quarter; the East half of the Southwest quarter; the South half of the Northeast quarter; the Northeast quarter of the Northeast quarter.

30-10W-00-00500 (portion)

Parcel 81

SECTION 21:

All.

30-10W-00-00500 (portion)

Parcel 82

SECTION 22:

All.

30-10W-00-00500 (portion)

Parcel 83

SECTION 23:

The South half.

30-10W-23-00400 (portion)

Parcel 84

Exhibit A To The Special Warranty Deed

SECTION 24:

The South half.

30-10W-00-00500 (portion)

Parcel 85

SECTION 25:

All.

30-10W-00-00500 (portion)

Parcel 86

SECTION 26:

All.

30-10W-00-00500 (portion)

Parcel 87

SECTION 27:

All.

30-10W-00-00500 (portion)

Parcel 88

SECTION 28:

All.

30-10W-00-00500 (portion)

Parcel 89

SECTION 29:

The South half of the Southwest quarter.

30-10W-00-00500 (portion)

Parcel 90

SECTION 30:

The South half; the South half of the North half; the Northwest quarter of the Northeast quarter.

30-10W-00-00500 (portion)

Exhibit A To The Special Warranty Deed



Parcel 91

SECTION 31:

Government Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12; the North half of the Northeast quarter; the Southwest quarter of the Northeast quarter; the Southeast quarter.

30-10W-00-00500 (portion)

Parcel 92

SECTION 32:

All.

30-10W-00-00500 (portion)

Parcel 93

SECTION 33:

All.

30-10W-00-00500 (portion)

Parcel 94

SECTION 34:

All.

30-10W-00-00500 (portion)

Parcel 95

SECTION 35:

The East half; the East half of the West half; the Northwest quarter of the Southwest quarter; the West half of the Northwest quarter.

30-10W-00-00500 (portion)

Parcel 96

SECTION 36:

All.

30-10W-00-00500 (portion)

THE FOLLOWING DESCRIBED PROPERTY LYING IN TOWNSHIP 30 SOUTH, RANGE 11 WEST, of the Willamette Meridian of Coos County, Oregon:

Exhibit A To The Special Warranty Deed

Parcel 112

SECTION 35:

Government Lots 5, 6 and 7.

30-11W-00-02900 (portion)

Parcel 113

SECTION 36:

Government Lot 1.

30-11W-00-02900 (portion)

THE FOLLOWING DESCRIBED PROPERTY LYING IN TOWNSHIP 31 SOUTH, RANGE 11 WEST, of the Willamette Meridian of Coos County, Oregon:

Parcel 155

SECTION 1:

All.

31-11W-00-00100 (portion)

Parcel 157

SECTION 4:

The Southwest quarter.

31-11W-00-00100 (portion)

Parcel 158

SECTION 5:

Government Lots 2, 3 and 4; the South half of the North half; the North half of the South half.

31-11W-05-00200 (portion)

Parcel 159

SECTIONS 5, 7, 8 & 18:

All that part of the South half of the South half of Section 5; the North half of the Northeast quarter; the Southwest quarter of the Northeast quarter; the Northwest quarter of the Southeast quarter; the East half of the Northwest quarter; the East half of the Southwest quarter of Section 7; the North half of the Northwest quarter; the Northeast quarter of the Northeast quarter of the Northeast quarter of Section 8; Government Lots 1 and 2; the Northeast quarter of the Northwest quarter of Section 18, lying North, Northwesterly and Northeasterly of the following described line: Beginning at a point on the West boundary line of Section 18, that is 358.1 feet North of the West quarter corner of said Section 18; thence North 63° 30' East 74.5 feet; thence North 13° 15' East 355.2 feet; thence

North 28° 30' East 598.9 feet; thence North 51° 30' East 64.9 feet; thence North 63° 00' East 99.2 feet; thence North 46° 45' East 140.6 feet; thence North 86° 00' East 129.5 feet; thence South 81° 45' East 259.3 feet; thence North 92° 00' East 187.4 feet; thence North 37° 45' East 86.0 feet; thence North 24° 30' East 125.1 feet; thence North 56° 15' East 260.1 feet; thence North 78° 00' East 106.0 feet; thence North 62° 45' East 300.4 feet; thence North 37° 15' East 146.5 feet; thence North 21° 45' East 415.0 feet; thence North 28° 15' East 261.5 feet; thence North 45° 30' East 150.6 feet; thence North 61° 30' East 81.2 feet to a 1 ½ inch iron pipe; thence North 19° 00' East 329.6 feet; thence North 13° 00' East 108.4 feet; thence North 02° 00' East 126.2 feet; thence North 04° 00' West 135.1 feet; thence North 07° 30' West 115.2 feet; thence North 24° 30' West 231.0 feet; thence North 24° 00' East 265.5 feet; thence North 08° 00' East 89.3 feet; thence North 04° 00' West 123.6 feet; thence North 13° 00' East 268.2 feet; thence North 02° 30' West 126.4 feet; thence North 30° 00' East 211.7 feet; thence North 50° 45' East 295.4 feet; thence North 08° 30' East 326.5 feet to a 1 ½ inch iron pipe; thence North 17° 30' East 199.5 feet; thence North 14° 45' West 134.5 feet; thence North 38° 45' East 281.00 feet; thence North 22° 45' East 200.00 feet; thence North 50° 30' East 199.0 feet; thence North 19° 30' East 353.7 feet; thence North 32° 00' East 198.8 feet; thence North 54° 30' East 143.9 feet; thence South 72° 45' East 132.4 feet; thence North 73° 00' East 292.5 feet; thence South 83° 30' East 229.4 feet; thence North 71° 00' East 94.0 feet; thence North 87° 00' East 273.1 feet; thence North 60° 00' East 231.5 feet; thence North 73° 00' East 224.7 feet; thence South 78° 30' East 32.6 feet to a 1 ½ inch iron pipe that is 864.8 feet South of the corner common to Sections 5, 6, 7 and 8; thence South 78° 30' East 191.6 feet; thence North 76° 30' East 90.0 feet; thence North 51° 30' East 331.00 feet; thence North 73° 00' East 329.4 feet; thence North 37° 00' East 400.5 feet; thence North 74° 30' East 164.2 feet; thence South 84° 30' East 256.1 feet; thence North 74° 30' East 178.0 feet; thence North 84° 30' East 179.7 feet; thence North 69° 00' East 334.00 feet; thence 89° 30' East 87.00 feet; thence North 62° 15' East 126.9 feet; thence North 85° 45' East 137.5 feet; thence North 63° 30' East 176.7 feet; thence North 89° 00' East 124.00 feet; thence North 73° 00' East 145.00 feet to a 1 ½ inch iron pipe that is 291.6 feet North of the quarter corner common to Sections 5 and 8; thence North 59° 00' East 198.8 feet; thence South 88° 15' East 298.9 feet; thence South 86° 00' East 389.9 feet; thence North 69° 00' East 308.4 feet; thence North 82° 00' East 354.4 feet; thence North 65° 00' East 206.6 feet; thence North 87° 30' East 220.2 feet; thence South 82° 00' East 94.8 feet; thence North 87° 00' East 192.1 feet to a 1 ½ inch iron pipe; thence South 06° 00' East 255.5 feet; thence South 51° 00' East 132.0 feet; thence South 36° 00' East 91.0 feet; thence South 23° 45' East 127.7 feet; thence South 22° 00' East 255.0 feet; thence East 274.0 feet to the common corner of Sections 4, 5, 8 and 9.

EXCEPTING THEREFROM THE FOLLOWING: That portion of real property conveyed to Gordon Hayes and Evelyn Hayes, husband and wife, and Wilbur R. Merchen and Catherine R. Merchen, husband and wife, as set forth in Instrument, Recorded March 26, 1987, Bearing Microfilm Reel No. 87-2-2186, Records of Coos County, Oregon and that portion of real property conveyed to Gordon Hayes and Evelyn Hayes, by Instrument, Recorded March 26, 1987, bearing Microfilm Reel No. 87-2-2189, Records of Coos County, Oregon.

31-11W-05-00200 (portion)

31-11W-07-00100

Parcel 160

SECTION 9:

The Southwest quarter of the Southwest quarter; the North half of the Southwest quarter; the Northwest quarter.

31-11W-00-00100 (portion)

Parcel 161

SECTION 11:

Exhibit A To The Special Warranty Deed



All.

31-11W-00-00100 (portion)

Parcel 162

SECTION 12:

All.

31-11W-00-00100 (portion)

Parcel 163

SECTION 13:

All.

31-11W-00-00100 (portion)

Parcel 164

SECTION 14:

All.

31-11W-00-00100 (portion)

Parcel 165

SECTION 15:

The East half; the Southwest quarter; the South half of the Northwest quarter; the Northeast quarter of the Northwest quarter.

31-11W-00-00100 (portion)

Parcel 166

SECTION 16:

All.

31-11W-00-00100 (portion)

Parcel 167

SECTION 17:

That portion of the South half of the South half lying South of the South Bank of Hayes Creek.

31-11W-00-00100 (portion)

Exhibit A To The Special Warranty Deed

Parcel 168

SECTION 19:

That portion of the North half of the Northeast quarter lying South of the South Bank of Hayes Creek.

31-11W-19-00200

Parcel 169

SECTION 20:

That portion of the North half of the Northwest quarter lying South of the South Bank of Hayes Creek.

31-11W-00-00100 (portion)

Parcel 171

SECTION 22:

The Northeast quarter of the Northeast quarter.

31-11W-00-00100 (portion)

Parcel 172

SECTION 23:

The North half; the North half of the South half.

31-11W-00-000100 (portion)

Parcel 173

SECTION 24:

The Northwest quarter of the Northwest quarter.

31-11W-00-00100 (portion)

Parcel 185

SECTIONS 7, 8, 9, 15, 16 & 18:

EDEN RIDGE RAILROAD

A strip of land over and across Sections 7, 8, 9, 15, 16 and 18, more specifically described as follows: A strip of land 100 feet in width being 50 feet on each side of a line described as follows: (It is being understood that Stations are a 100 feet apart and are numbered consecutively from 58+00 and that the number succeeding the Station number is the number of feet beyond said Station; the beginning of a curve being designated by the initials B. C. and the end of a curve being designated by the initials E. C.)

Beginning at the Engineer's Station 58+00 said Station being a point on the quarter Section line running through the center of Section 18, Township 31 South, Range 11 West of the Willamette Meridian, Coos County, Oregon, which

point is 1150 feet West from the center of said Section 18; thence on the arc of a 13° 26' curve to the left having a central angle of 40° 27' to Station 58+73; thence North 43° 07' East to Station 61+80 B. C.; thence on the arc of an 11° 28' curve to the left having an angle of 11° 42' to Station 62+82 E. C.; thence North 31° 25' East to Station 63+67 B. C.; thence on the arc of a 16° 09' curve to the right having a central angle of 43° 16' to Station 66+35 E. C.; thence North 74° 41' East to Station 68+10 B. C.; thence on the arc of a 13° 02' curve to the left having a central angle of 61° 39' to the Station 72+83 E.C.; thence North 13° 02' East to Station 75+35 B. C.; thence on the arc of a 11° 52' curve to the right having a central angle of 31° 26' to Station 78+00 E. C.; thence North 44° 28' East to Station 78+56 B. C.; thence on the arc of a 15° 49' curve to the left having a central angle of 54° 26' to Station 82+00 E. C.; thence North 09° 58' West to Station 83+35 B. C.; thence on the arc of a 16° 56' curve to the right having a central angle of 67° 45' to Station 84+50 from which point said strip of and constituting said right of way is 200 feet in width being 100 feet on each side of a line described as follows: On the arc of a 16° 56' curve right having a central angle of 67° 45' to Station 86+50, from which point said strip of land constituting said right of way is 100 feet in width being 50 feet on each side of a center line described as follows: On the arc of a 16° 56' curve right having a central angle of 67° 45' to Station 87+35; thence North 57° 47' East to Station 88+40 B. C.; thence North arc of a 17° 09' curve to the left having a central angle of 44° 36' to Station 91+00; thence North 13° 11' East to Station 91+63 B. C.; thence on the arc of a 15° 41' curve to the right having a central angle of 37° 11' to Station 94+00 E. C.; thence North 50° 22' East to Station 94+88 E. C.; thence on the arc of a 10° 03' curve left having a central angle of 16° 47' to Station 96+55 E. C.; thence North 33° 35' East to Station 99+57 B. C.; thence on the arc of a 15° 38' curve to the right having a central angle of 54° 33' to Station 103+06 E. C.; thence North 88° 08' East to Station 105+00 B. C.; thence on the arc of a 17° 48' curve to the left having a central angle of 63° 30' to Station 108+57 E. C.; thence North 24° 38' East to Station 110+23 B. C.; thence on the arc of a 07° 41' curve to the left having a central angle of 23° 53' to Station 113+34 E. C.; thence North 00° 45' East to Station 118+95 B. C.; thence on the arc of a 10° 32' curve to the left having a central angle of 09° 29' to Station 119+75 E. C.; thence North 08° 44' West to Station 122+63 B. C.; thence on the arc of an 18° 05' curve to the right having a central angle of 117° 45' to Station 129+14 E. C.; thence South 79° 59' East to Station 129+54 B. C.; thence on the arc of a 17° 23' curve to the left having a central angle of 80° 29' to Station 134+17 E. C.; thence North 28° 32' East to Station 134+93 B. C.; thence on the arc of a 16° 53' curve to the right having a central angle of 51° 50' to Station 138+00 E. C.; thence 80° 22' East to Station 139+50, from which point said strip of land constituting said right of way is 200 feet in width being 100 feet on each side of a line described as follows: North 80° 22' East to Station 142+57 B. C.; thence on the arc of an 08° 46' curve to the left having a central angle of 20° 10' to Station 144+87 E. C.; thence North 60° 12' East to Station 142+50 from which point said strip of land constituting said right of way is 100 feet in width, being 50 feet on each side of a line describe as follows:

North 80° 22' East to Station 149+28 B. C.; thence on the arc of a 17° 30' curve to the right having a central angle of 189° 12' to Station 154+20, from which point said strip of land constituting said right of way is 200 feet in width being 100 feet on each side of a line described as follows: On the arc of a 17° 30' curve to the right having a central angle of 189° 12' to Station 156+20, from which point said strip of land constituting said right of way is 100 feet in width being 50 feet on each side of a center line described as follows:

On the arc of a 17° 39' curve to the right having a central angle of 189° 12' to Station 160+00 E. C.; thence South 60° 24' West to Station 160+44 B. C.; thence on the arc of a 15° 23' curve to the left having a central angle of 32° 36' to Station 162+56 E. C.; thence South 62° 48' West to Station 163.80 B. C.; thence on the arc of a 16° 18' curve to the right having a central angle of 32° 15' to Station 165+50, from which point said strip of land constituting said right of way is 200 feet in width being 100 feet on each side of a line described as follows: On the arc of a 16° 18' curve to the right having a central angle of 32° 15' to Station 165+75 E. C.; thence South 69° 03' West to Station 166+65 B. C.; thence on the arc of a 14° 54' curve to the left having a central angle of 40° 58' to Station 167+50 from which point said strip of land is 100 feet in width being 50 feet on each side of a central line described as follows: On the arc of a 14° 54' curve to the left having a central angle of 40° to Station 169+40 E.C.; thence South 28° 05' West to Station 170+00 B. C., from which point said strip of land constituting said right of way is 200 feet in width being 100 feet on each side of a line described as follows: On the arc of a 16° 37' curve to the right having a central angle of 62° 58' to Station 173+00 E.C., from which point said strip of land constituting said right of way is 100 feet in width being 50 feet on each side of a center line described as follows: On the arc of a 16° 37' curve to the right



having a central angle of 62° 58' to Station 173+79 E. C.; thence North 88° 57' West to Station 174+37 B. C.; thence on the arc of an 18° 35' curve to the left having a central angle of 93° 19' to Station 179+39 E. C.; thence South 02° 16' East to Station 181+75 B. C.; thence on the arc of an 18° 23' curve to the left having a central angle of 87° 19' to Station 186+50 E. C.; thence North 89° 35' East to Station 187+31 B. C.; thence on the arc of a 15° 52' curve to the right having a central angle of 63° 46' to Station 191+33 E. C.; thence South 25° 49' East to Station 192+08 B. C.; thence on the arc of an 18° 47' curve to the left having a central angle of 60° 54' to Station 195+34 E. C.; thence South 86° 43' East to Station 198+18 B. C.; thence on the arc of a 15° 54' curve to the left having a central angle of 50° 22' to Station 201+35 E. C.; thence North 42° 55' East to Station 210+30 B. C.; thence on the arc of a 16° 58' curve to the right having a central angle of 23° 45' to Station 212+00 E. C.; thence North 66° 40' East to Station 213+00 B. C.; thence on the arc of a 12° 02' curve to the left having a central of 66° 27' to Station 28+52 E. C.; thence North 00° 13' East to Station 220+50 B. C.; thence on the arc of a 10° 02' curve to the right having a central angle of 59° 20' to Station 226+41 E. C.; thence North 59° 33' East to Station 227+25 B. C.; thence on the arc of a 10° 01' curve to the left having a central angle of 31° 15' to Station 230+37 E. C.; thence North 28° 18' East to Station 232+68 B. C.; thence on the arc of a 03° 00' curve to the left having a central angle of 02° 46' to Station 233+60 E. C.; thence North 25° 32' East to Station 242+38 B. C.; thence on the arc of an 18° 30' curve to the right having a central angle of 66° 57' to Station 246+00 E. C.; thence South 87° 31' East to Station 247+23 B. C.; thence on the arc of a 20° 40' curve to the left having a central angle of 57° 14' to Station 250+00 E. C.; thence North 35° 15' East to Station 251+42 B. C.; thence on the arc of a 05° 18' curve to the right having a central angle of 05° 21' to Station 252+43 E. C.; thence North 40° 36' East to Station 254+38 B. C.; thence on the arc of a 15° 59' curve to the right having a central angle of 89° 48' to Station 260+00 E. C.; thence South 49° 36' East to Station 261+00 B. C.; thence on the arc of a 17° 16' curve to the left having a central angle of 17° 16' to Station 262+00 E. C.; thence South 66° 52' East to Station 264+00 B. C.; thence on the arc of a 04° 28' curve to the right having a central angle of 04° 28' to Station 265+00 E. C.; thence South 62° 24' East to Station 266+00 B. C.; thence on the arc of a 16° 36' curve to the right having a central angle of 33° 12' to Station 268+00 E. C.; thence South 29° 12' East to Station 269+00 B. C.; thence on the arc of a 05° 15' curve to the left having a central angle of 11° 15' to Station 271+14 P. F.; thence on the arc of a 15° 52' curve to the right having a central angle of 11° 18' to Station 271+79 P.S.; thence South 29° 09' East to Station 276+50 B. C.; thence on the arc of a 16° 27' curve to the left having a central angle of 57° 33' to Station 280+00 E. C.; thence South 86° 42' East to Station 282+00 B. C.; thence on the arc of a 20° 48' curve to the right having a central angle of 41° 36' to Station 284+00 E. C.; thence South 45° 06' East to Station 285+00 B. C.; thence on the arc of a 20° 24' curve to the left having a central angle of 32° 14' to Station 286+58 E. C.; thence South 77° 20 East to Station 289+56 B. C.; thence on the arc of an 18° 36' curve to the right of having a central angle of 63° 59' to Station 293+00 E. C.; thence South 13° 21' East to Station 294+50 B. C.; thence on the arc of a 16° 41' curve to the left having a central angle of 41° 43' to Station 296+40, said point being on the quarter Section line running North and South through the center of said Section 9, situated 10 feet South of the center of said Section.

ALSO: A strip of land 100 feet in width being 50 feet on each side of the line described as follows: Beginning at Station 326+54 said Station being a point on the North line of 16 a distance of 1872 feet West of the common corner of Sections 9, 10, 15 and 16; thence South 27° 28' West to Station 327+84 B. C.; thence on the arc of 16° 47' curve to the left having a central angle of 19° 28' to Station 329+00 E. C.; thence South 08° 00' West to Station 330+52 B. C.; thence on the arc of a 17° 25' curve to the left having a central angle of 93° 08' to Station 335+87 E. C.; thence South 85° 08' East to Station 337+55 B. C.; thence on the arc of a 07° 55' curve to the right having a central angel of 14° 19' to Station 339+36 E. C.; thence South 70° 49' East to Station 346+28 B. C.; thence on the arc of a 06° 11' curve to the righthaving a central angle of 10° 38' to Station 348+00 E. C.; thence South 60° 11' East to Station 349+55 B. C.; thence on the arc of a 07° 29' curve to the left having a central angle of 10° 51' to Station 351+00 E. C.; thence South 70° 02' East to Station 352+52 B. C.; thence on the arc of a 13° 28' curve to the right having a central angle of 99° 36' to Station 355+35, said Station being a point on the East line of Section 16 a distance of 1295.5 feet South of the Northeast corner of said Section 16.

ALSO: A strip of land 100 feet wide being 50 feet on each side of the line described as follows: Beginning at Station 367+40 on the quarter line of Section 15 said Station being a point 160 feet East of the common quarter corner of Sections 15 and 16; thence on the arc of a 19° 21' curve to the right having a central angle of 91° 53' to Station 369+75 E. C.; thence South 70° 21' West to Station 371+00 B. C.; thence on the arc of 19° 31' curve to the left having a

central angle of  $69^{\circ} 34'$  to Station 374+57 E. C.; thence South  $00^{\circ} 47'$  West to Station 380.40 B. C.; thence on the arc of a  $21^{\circ} 49'$  curve to the right having a central angle of  $39^{\circ} 43'$  to Station 382+22 E. C.; thence South  $40^{\circ} 30'$  West to Station 383+00 B.C.; thence on the arc of a  $17^{\circ} 28'$  curve to the left having a central angle of  $72^{\circ} 29'$  to Station 387+15 E. C.; thence South  $31^{\circ} 59'$  East to Station 390+00 B. C.; thence on the arc of a  $09^{\circ} 10'$  curve to the left having a central angle of  $72^{\circ} 27'$  to Station 397+90 E. C.; thence North  $75^{\circ} 34'$  East to Station 400+19 B. C.; thence on the arc of a  $13^{\circ} 41'$  curve to the right having a central angle of  $49^{\circ} 22'$  to Station 403.80 E. C.; thence South  $55^{\circ} 04'$  East to Station 408+56 B. C.; thence on the arc of a  $14^{\circ} 32'$  curve to the right having a central angle of  $20^{\circ} 56'$  to Station 410+00 E. C.; thence South  $34^{\circ} 08'$  East to Station 411+55 B. C.; thence on the arc of a  $22^{\circ} 01'$  curve to the left having a central angle of  $31^{\circ} 56'$  to Station 413+00 E. C.; thence South  $66^{\circ} 04'$  East to Station 413+30, said Station being a point on the South line of the Southwest quarter of Section 15 and being 1810 feet East of the Southwest corner of Section 15.

31-11W-00-02400

**EXHIBIT A-2**  
**to the Special Warranty Deed**

Legal Description of the Property

**SERIES B PROPERTY:**

**IN COOS COUNTY, OREGON:**

THE FOLLOWING DESCRIBED PROPERTY LYING IN TOWNSHIP 31 SOUTH, RANGE 10 WEST, of the Willamette Meridian of Coos County, Oregon:

Parcel 123

SECTION 1:

All.

31-10W-00-00100 (portion)

Parcel 124

SECTION 2:

All.

31-10W-00-00100 (portion)

Parcel 125

SECTION 3:

All.

31-10W-00-00100 (portion)

Parcel 126

SECTION 4:

All.

31-10W-00-00100 (portion)

Parcel 127

SECTION 5:

All.

31-10W-00-00100 (portion)



Parcel 128

SECTION 6:

All.

31-10W-00-00100 (portion)

Parcel 129

SECTION 8:

All.

31-10W-00-00100 (portion)

Parcel 130

SECTION 9:

The North half; the North half of the South half.

31-10W-00-00100 (portion)

Parcel 131

SECTION 10:

All.

31-10W-00-00100 (portion)

Parcel 132

SECTION 11:

All.

31-10W-00-00100 (portion)

Parcel 133

SECTION 12:

All.

31-10W-00-00100 (portion)

Parcel 134

SECTION 13:

All.

31-10W-00-00100 (portion)

Exhibit A To The Special Warranty Deed

Parcel 135

SECTION 14:

All.

31-10W-00-00100 (portion)

Parcel 136

SECTION 15:

The Northeast quarter; the East half of the Northwest quarter; the South half.

31-10W-00-00100 (portion)

Parcel 137

SECTION 17:

The Southeast quarter of the Southwest quarter; the Southwest quarter of the Southeast quarter.

31-10W-00-00400 (portion)

Parcel 139

SECTION 20:

The North half of the North half; the Southeast quarter.

31-10W-00-00100 (portion) & 00400 (portion)

Parcel 140

SECTION 21:

The Northeast quarter; the South half.

31-10W-00-00100 (portion)

Parcel 141

SECTION 22:

All.

31-10W-00-00100 (portion)

Parcel 142

SECTION 23:

All.

31-10W-00-00100 (portion)

Exhibit A To The Special Warranty Deed

Parcel 143

SECTION 24:

All.

31-10W-00-00100 (portion)

Parcel 144

SECTION 25:

All.

31-10W-00-00100 (portion)

Parcel 145

SECTION 26:

All.

31-10W-00-00100 (portion)

Parcel 146

SECTION 27:

All.

31-10W-00-00100 (portion)

Parcel 147

SECTION 28:

All.

31-10W-00-00100 (portion)

Parcel 148

SECTION 29:

The East half.

31-10W-00-00100 (portion)

Parcel 151

SECTION 32:

All.

31-10W-00-00100 (portion)

Exhibit A To The Special Warranty Deed



Parcel 152

SECTION 33:

All.

31-10W-00-00100 (portion)

Parcel 153

SECTION 34:

All.

31-10W-00-00100 (portion)

Parcel 154

SECTION 35:

All.

31-10W-00-00100 (portion)

THE FOLLOWING DESCRIBED PROPERTY LYING IN TOWNSHIP 32 SOUTH, RANGE 10 WEST, of the Willamette Meridian of Coos County, Oregon:

Parcel 203

SECTION 4:

Government Lots 1, 2 and 5; the Southwest quarter of the Northeast quarter; the West half of the West half of the Southeast quarter of the Northeast quarter; the East half of the Southeast quarter of the Northwest quarter.

32-10W-04-00100

Parcel 204

SECTION 5:

Government Lots 1, 2 and 3.

32-10W-00-00600

**EXHIBIT A-3**  
**to the Special Warranty Deed**

Legal Description of the Property

**SERIES C PROPERTY**

**IN COOS COUNTY, OREGON:**

THE FOLLOWING DESCRIBED PROPERTY LYING IN TOWNSHIP 31 SOUTH, RANGE 10 WEST, of the Willamette Meridian of Coos County, Oregon:

Parcel 138

SECTION 19:

Government Lots 7, 8, 9, 10, 11 and 12.

31-10W-00-00100 (portion)

Parcel 149

SECTION 30:

Government Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12; the South half of the Southeast quarter.

31-10W-00-00100 (portion)

Parcel 150

SECTION 31:

All.

31-10W-00-00100 (portion)

THE FOLLOWING DESCRIBED PROPERTY LYING IN TOWNSHIP 31 SOUTH, RANGE 11 WEST, of the Willamette Meridian of Coos County, Oregon:

Parcel 174

SECTION 25:

The South half; the Southeast quarter of the Northwest quarter. EXCEPTING THEREFROM that portion lying within the County Road.

31-11W-00-02300 (portion)

Parcel 175

SECTION 27:

The South half of the South half.

Exhibit A To The Special Warranty Deed

31-11W-00-02300 (portion)

Parcel 181

SECTION 33:

The East half of the West half; the East half.

EXCEPTING THEREFROM that portion lying within the County Road.

31-11W-00-02300 (portion)

Parcel 182

SECTION 34:

All.

EXCEPTING THEREFROM that portion lying within the County Road.

31-11W-00-02300 (portion)

Parcel 183

SECTION 35:

All

EXCEPTING THEREFROM that portion lying within the County Road.

31-11W-00-02300 (portion)

Parcel 184

SECTION 36:

All

EXCEPTING THEREFROM that portion lying within the County Road.

31-11W-00-02300 (portion)

THE FOLLOWING DESCRIBED PROPERTY LYING IN TOWNSHIP 32 SOUTH, RANGE 11 WEST, of the Willamette Meridian of Coos County, Oregon:

Parcel 209

SECTION 1:

Government Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10; the Southwest quarter.

32-11W-00-00200 (portion)

Parcel 210

Exhibit A To The Special Warranty Deed



SECTION 2:

Government Lots 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16; the South half.

32-11W-00-00200 (portion)

Parcel 211

SECTION 3:

All.

32-11W-00-00200 (portion)

Parcel 212

SECTION 4:

Government Lots 6, 7, 8, 9, 10, 11, 13, 14, 15 and 16; the South half.

32-11W-00-00200 (portion)

Parcel 216

SECTION 9:

The East half.

32-11W-00-00200 (portion)

Parcel 217

SECTION 10:

The North half; the Northeast quarter of the Southwest quarter; the North half of the Southeast quarter; the Southeast quarter of the Southeast quarter.

32-11W-00-00200 (portion)

Parcel 218

SECTION 11:

The North half; the Southwest quarter.

32-11W-00-00200 (portion)

Parcel 219

SECTION 15:

All.

32-11W-00-00200 (portion)

Exhibit A To The Special Warranty Deed

Parcel 221

SECTION 21:

The East half of the Northeast quarter; the Northeast quarter of the Southeast quarter.

32-11W-00-01200

*For informational purposes only, (i) that portion of the Property described on Exhibit A-1 is conveyed to Willow Series Holdings LLC, a Delaware limited liability company, for the benefit of Willow Series Holdings LLC Series A, (ii) that portion of the Property described on Exhibit A-2 is conveyed to Willow Series Holdings LLC, a Delaware limited liability company, for the benefit of Willow Series Holdings LLC Series B, and (iii) that portion of the Property described on Exhibit A-3 is conveyed to Willow Series Holdings LLC, a Delaware limited liability company, for the benefit of Willow Series Holdings LLC Series C. For the avoidance of doubt, said legal descriptions attached as Exhibit A-1, Exhibit A-2, and Exhibit A-3 in no way creates separate parcels or infers or implies that such parcels are conveyed separately from the entire Property described on this Exhibit A.*

## Exhibit B to the Special Warranty Deed

### Permitted Encumbrances

1. Liens for Taxes that are not yet due and payable as of the date of recordation of this deed;
2. All land use (including environmental and wetlands), building, forestry, and zoning laws, rules, regulations, codes and ordinances affecting the Real Property or the use thereof;
3. Any rights of the United States of America, of the State of Oregon or any other Governmental Entity or the public, in the use and continuous flow of any brooks, streams or other natural water courses or water bodies within, crossing or abutting the Real Property, including riparian rights and navigational servitudes, or to the beds and banks of such water courses below the ordinary highwater mark thereof;
4. All existing public streets;
5. All (i) cemeteries and burial grounds, and (ii) all electric power, telephone, gas, sanitary, storm water, water and other utility lines on, over or under the Real Property, together with any applicable recorded easements or permits, and prescriptive rights for the same;
6. All mineral rights or reservations, oil, gas or mineral leases, water districts, water rights, restrictions or reservations outstanding in third parties, or to the extent reserved by Grantor in this deed;
7. Liens or encumbrances affecting the Real Property created or suffered by Grantee;
8. Reservations in federal patents and acts authorizing the same;
9. Possible additional taxes and penalties that may be assessed if the Real Property is disqualified for assessment on the basis of forestland or farmland use;
10. All matters affecting title to the Real Property that would be disclosed by a thorough physical inspection or accurate survey of the Real Property;
11. Indian treaty or aboriginal rights, including related recorded easements and equitable servitudes, court orders and settlements, and aboriginal antiquities, and all rights that may arise with respect to Indian reservations recognized under applicable law;
12. Rights, if any, of persons in possession, with or without consent of the owner of the Real Property, and any and all claims of adverse possession;
13. All easements, rights-of-way, licenses and other such similar encumbrances of record;
14. Any restrictions on the Real Property pursuant to the Oregon Forest Practices Act, and all taxes, fees and charges that may be levied pursuant thereto;
15. Any loss or claim due to any indefiniteness or uncertainty in the legal description of the Real Property;
16. Rights-of-way for railroads, switch tracks, spur tracks, railway facilities and other related easements, if any, on and across the Real Property;
17. Rights of parties under the leases and contracts, if any, assigned by Grantor to Grantee on the date of this deed;
18. The terms and conditions of permits, if any, assigned to Grantee on the date of this deed;



19. Any loss or claim due to lack of access to any portion of the Real Property, it being agreed upon by the Grantee by way of acceptance of this deed that access to the Real Property is not guaranteed by Grantor and Grantee is responsible for determining access to the Real Property, including contacting any responsible governmental entities regarding applicable access, permits or restrictions; and

20. Schedule B, Part Two, Coos County Special Exception Nos. 7, 8, 9, 10, 11, 13, 43, 45, 56, 57, 68, 70, 71, 92, 97, 98, 116, 117, 129, 142, 143, 144, 145, 149, 153, 159, 161, 173, 176, 177, 184 and 186 as set forth in First American Title Insurance Company Proforma No. 970590-Willows, dated effective date and time of recording, covering the Property described in this deed.

**ATTACHMENT D**  
**Deeds of Evidence**

61 4 2493

County of Coos

GRANT DEED

GEORGIA-PACIFIC CORPORATION, a Georgia corporation ("Grantor"), as a contribution to the capital of REX TIMBER INC., an Oregon corporation ("Grantee"), does hereby grant, bargain, sell and convey unto Grantee all that certain timber, interests in timber, timberlands and other interests in real property in the State of Oregon, more particularly described on Exhibit A attached hereto and by reference incorporated herein.

SUBJECT TO:

1. All matters appearing of record,
2. Any right, title or interest of any third party in or to such property or any part thereof, and
3. The lien of any real property taxes or other assessments not yet due and payable.

Grantee, by acceptance hereof, assumes and agrees to comply with all of the obligations of Grantor with respect to the interests hereby conveyed, including, but not limited to, obligations under any instrument referred on Exhibit A.

The true and actual consideration for this Deed is:

NONE (This Deed is being given as a contribution to capital of Grantee, a wholly owned subsidiary of Grantor).

IN WITNESS WHEREOF, Grantor has caused this instrument to

-----  
-----



81 4 2494

be executed by its duly authorized officers and its corporate seal to be hereunto affixed this 30th day of June, 1981.

GEORGIA-PACIFIC CORPORATION

By Robert E. Flowerree  
Robert E. Flowerree  
Chairman and Chief  
Executive Officer



By Ernest E. East  
Ernest E. East  
Assistant Secretary

STATE OF OREGON )  
 ) ss.  
COUNTY OF MULTNOMAH )

On this 30th day of June, 1981, before me, a Notary Public in and for said county and state, personally appeared Robert E. Flowerree and Ernest E. East, Chairman and Chief Executive Officer and Assistant Secretary, respectively, of Georgia-Pacific Corporation, the corporation that executed the within instrument, known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its bylaws or a resolution of its Board of Directors.

WITNESS my hand and official seal.



Patricia C. Turner  
Notary Public for Oregon  
My commission expires: 8-11-82

81 4 2405

COOS COUNTY

TOWNSHIP 23 SOUTH, RANGE 12 WEST, W.M.

Section 4 - SE 1/4 NW 1/4, EXCEPTING THEREFROM all oil, gas and mineral rights on, in and under the same, as reserved by Scott Paper Company, a corporation, in Deed recorded April 19, 1963, in Book 300, Page 423, Deed Records of Coos County, Oregon.

Section 7 - NE 1/4; N 1/2 SE 1/4; SE 1/4 NW 1/4.

TOWNSHIP 23 SOUTH, RANGE 13 WEST, W.M.

Section 26 - SE 1/4 SE 1/4 NE 1/4; S 1/2 NE 1/4 SE 1/4 NE 1/4; SW 1/4 SE 1/4 SE 1/4, EXCEPTING THEREFROM, all oil, gas and mineral rights on, in and under the same, as reserved by Scott Paper Company, a corporation, in Deed recorded April 19, 1963, in Book 300, Page 423, Deed Records of Coos County, Oregon.

TOWNSHIP 24 SOUTH, RANGE 11 WEST, W.M.

Section 26 - NW 1/4 SW 1/4, EXCEPTING THEREFROM, all oil, gas and mineral rights on, in and under the same, as reserved by Scott Paper Company, a corporation, in Deed recorded April 19, 1963, in Book 300, Page 423, Deed Records of Coos County, Oregon.

TOWNSHIP 24 SOUTH, RANGE 12 WEST, W.M.

Section 4 - Lots 3 and 4; S 1/2 NW 1/4; NE 1/4 SW 1/4.

Section 5 - Lot 1.

TOWNSHIP 25 SOUTH, RANGE 12 WEST, W.M.

Section 8 - SE 1/4 SE 1/4; E 1/2 SW 1/4 SE 1/4.

Section 17 - N 1/2 NE 1/4; NW 1/4 SW 1/4.

Section 18 - NE 1/4 NE 1/4 SE 1/4; S 1/2 NE 1/4 SE 1/4;

81 4 2496

TOWNSHIP 25 SOUTH, RANGE 12 WEST, W.M. (cont.)

Also: That portion of the SE 1/4 SE 1/4 of the NE 1/4 of Section 18 lying within the following described property:

Beginning 4.53 chains North of the Southeast corner of the NE 1/4 of said Section 18; thence South along the Section line 4.53 chains; thence West along the subdivision line to the Southwest corner of the SE 1/4 NE 1/4 of said Section 18; thence North 55° East 5.75 chains; thence East parallel with the subdivision line above described to the place of beginning.

Also: Beginning at a point South 02° 17 1/2' West a distance of 227.25 feet from the Northwest corner of the NE 1/4 SE 1/4, Section 18, Township 25 South, Range 12 West, Willamette Meridian, Coos County, Oregon; thence South 02° 17 1/2' West a distance of 439.75 feet; thence North 86° 26' East a distance of 283.72 feet; thence North 32° 12' West a distance of 498.41 feet to point of beginning, Coos County, Oregon.

Also: Commencing at a point at extreme Northwest corner of land owned by Ira E. Wheeler and where such land joins land of C.C. Johnson located in Section 18, Township 25 South of Range 12 West of the Willamette Meridian, said point being 84 feet due East from intersection of county Road with North line of C.C. Johnson property and running thence practically due South along West line of said Ira E. Wheeler property for 1100 feet; thence in a Northwest direction along the top of ridge for a distance of 1000 feet to the County Road; thence in a Northeast direction for a distance of 300 feet to where the County Road intersects the North property line of C.C. Johnson; thence in an Easterly direction for 84 feet to the place of beginning.

EXCEPTING THEREFROM all that portion thereof described as follows:

Beginning at the Northwest corner of the NE 1/4 SE 1/4 of Section 18, Township 25 South of Range 12 West, W. M., Coos County, Oregon; thence South 02° 17 1/2' West a distance of 227.25 feet; thence North 32° 12' West a

Exhibit A



81 4 2497

TOWNSHIP 25 SOUTH, RANGE 12 WEST, W.M. (cont.)

distance of 211.32 feet; thence North 53° 38' East a distance of 76.8 feet; thence North 86° 07' East a distance of 62.0 feet to point of beginning, containing 0.34 acres, more or less.

Section 32 - Beginning at the 1/4 corner between Sections 32 and 5 and running East along the line between Sections 32 and 5 for 1675.6 feet; thence down a creek North 40.6 feet; thence North 09° East 54.1 feet; thence North 15° East 38.1 feet; North 13° West 30.9 feet; North 21° West 69.6 feet; North 27° West 56.3 feet; North 15° East 40.6 feet; North 10° West 77.4 feet; North 18° West 160.0 feet to the intersection of an existing road and the creek, then continuing Northwesterly down the creek to the intersection of the creek and the North-South quarter line; then South along the quarter line to the point of beginning. All in Section 32, Township 25 South, Range 12 West of Willamette Meridian, Coos County, Oregon.

Together with a non-exclusive easement and right of way over and across an existing road lying 10 feet on either side of the following described center line:

Beginning at the intersection of the existing road and creek described above (1600 feet East and 530 feet North of the South 1/4 corner of Section 32, Township 25 South, Range 12 West, then along the center line of the existing road North 43° East 30.0 feet; North 06° East 143.0 feet; North 21° West 114.8 feet; North 120.0 feet; North 16° West 150.0 feet; North 09° West 200.0 feet; North 03° East 200.0 feet; North 102.8 feet; North 22° West 171.6 feet; North 91.0 feet; North 20° West 153.0 feet; North 57° West 199.6 feet; North 65° West 199.4 feet; North 66° West 130.0 feet; North 31° West 153.4 feet; North 62° West 63.0 feet; North 73° West 101.0 feet; North 45° West 116.0 feet; North 84° West 164.6 feet; North 20° West 67.9 feet; North 20° East 106.5 feet to the approximate South boundary of the SW 1/4 NE 1/4 about 300 feet East of the Southwest corner of the SW 1/4 NE 1/4; then North 73° East 196.5 feet; North 78° East 199.0 feet past A. E. Curl's front yard and onto existing gravel road; thence along the

Exhibit A

81 4 2498

TOWNSHIP 25 SOUTH, RANGE 12 WEST, W.M. (cont.)

center line of said existing gravel road North 75° East 112.5 feet; North 46° East 151.0 feet; North 22° East 199.6 feet; North 47° East 96.0 feet; North 04° East 378.0 feet to the intersection of the Curl Road and the Lillian Slough Road; then along the center line of the existing gravelled Lillian Slough Road North 39° West 147.0 feet; North 53° West 349.2 feet to the intersection of the Lillian Slough Road and the East-West fence line which is the North boundary of the SW 1/4 NE 1/4 of Section 32, Township 25 South, Range 12 West, Willamette Meridian, Coos County, Oregon. Excepting any part thereof lying within the following: Beginning at a point which bears South 52° 15' West 218.5 feet from an iron pipe marking the center of the NE 1/4 of Section 32, Township 25 South, Range 12 West of the Willamette Meridian; running thence South 52° 15' West 76.5 feet to an iron pipe; thence North 59° West 274 feet; thence North 57° 00' West 60 feet, more or less, to the North boundary of the SW 1/4 NE 1/4 of said Section 32; thence West along the North boundary of said SW 1/4 NE 1/4 of said Section 32 800 feet, more or less, to the Northwest corner thereof; thence South along the West boundary of said SW 1/4 NE 1/4 of Section 32 1320 feet, more or less, to the Southwest corner thereof; thence East along the South boundary of said SW 1/4 NE 1/4 1147.2 feet; thence North 1186.2 feet, more or less, to the place of beginning, excepting that part thereof described as follows: Beginning at a point on the south boundary of the SW 1/4 NE 1/4 of Section 32, Township 25 South, Range 12 West of the Willamette Meridian; a distance of 1147.2 feet East of the Southwest corner of said SW 1/4 NE 1/4 of Section 32; thence North for a distance of 609.6 feet to an iron pipe in the center of a drainage ditch; thence South 47° 58' West for a distance of 103.65 feet to an iron pipe; thence South 21° 35' West for a distance of 356.6 feet to a blazed 24 inch Spruce tree; thence South for a distance of 208.7 feet to a point on the said South boundary of the SW 1/4 NE 1/4 of Section 32; thence East for a distance of 208.7 feet to the point of beginning, being a portion of the SW 1/4 NE 1/4 of Sec-

81 4 2499

TOWNSHIP 25 SOUTH, RANGE 12 WEST, W.M. (cont.)

tion 32, Township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

EXCEPTING from all of the real property conveyed in Township 25 South, Range 12 West, W.M. all oil, gas and mineral rights on, in and under the same, as reserved by Scott Paper Company, a corporation, in Deed recorded April 19, 1963, in Book 300, Page 423, Deed Records of Coos County, Oregon.

TOWNSHIP 26 SOUTH, RANGE 11 WEST, W.M.

Section 21 - NE 1/4 SW 1/4; S 1/2 SW 1/4.

EXCEPTING THEREFROM 1/2 interest in all minerals, under the terms and conditions set forth in Deed from Field Timber Company to Coos Bay Lumber Company, recorded February 1, 1947, in Book 166, Page 345, Deed Records of Coos County, Oregon.

Section 22 - All, EXCEPTING THEREFROM 1/2 interest in all minerals, under the terms and conditions set forth in Deed from Field Timber Company to Coos Bay Lumber Company, recorded February 1, 1947, in Book 166, Page 345, Deed Records of Coos County, Oregon.

Section 23 - N 1/2; SW 1/4.

EXCEPTING THEREFROM 1/2 interest in all minerals, under the terms and conditions set forth in Deed from Field Timber Company to Coos Bay Lumber Company, recorded February 1, 1947, in Book 166, Page 345, Deed Records of Coos County, Oregon.

Section 24 - All, EXCEPTING THEREFROM 1/2 interest in all minerals, under the terms and conditions set forth in Deed from Field Timber Company to Coos Bay Lumber Company, recorded February 1, 1947, in Book 166, Page 345, Deed Records of Coos County, Oregon.

Section 26 - S 1/2; NW 1/4.

EXCEPTING THEREFROM 1/2 interest in all minerals, under the terms and conditions set forth in Deed from Field Timber Company to



81 4 2500

TOWNSHIP 26 SOUTH, RANGE 11 WEST, W.M. (cont.)

Coos Bay Lumber Company, recorded February 1, 1947, in Book 166, Page 345, Deed Records of Coos County, Oregon.

NE 1/4.

Section 27 - All, EXCEPTING THEREFROM 1/2 interest in all minerals, under the terms and conditions set forth in Deed from Field Timber Company to Coos Bay Lumber Company, recorded February 1, 1947, in Book 166, Page 345, Deed Records of Coos County, Oregon.

Section 28 - NE 1/4; NE 1/4 NW 1/4; NE 1/4 SW 1/4; SW 1/4 SW 1/4; W 1/2 SE 1/4 SW 1/4; N 1/2 SE 1/4.

EXCEPTING THEREFROM 1/2 interest in all minerals, under the terms and conditions set forth in Deed from Field Timber Company to Coos Bay Lumber Company, recorded February 1, 1947, in Book 166, Page 345, Deed Records of Coos County, Oregon.

E 1/2 SE 1/4 SW 1/4.

Section 29 - NW 1/4 SE 1/4; S 1/2 SW 1/4; NW 1/4 SW 1/4; SW 1/4 NW 1/4.

EXCEPTING THEREFROM 1/2 interest in all minerals, under the terms and conditions set forth in Deed from Field Timber Company to Coos Bay Lumber Company, recorded February 1, 1947, in Book 166, Page 345, Deed Records of Coos County, Oregon.

Sections 29,

32 and 33 - S 1/2 of the SE 1/4 of Section 29; the NE 1/4 of the NE 1/4 of Section 32 and the NW 1/4 of the NW 1/4 of Section 33, all in Township 26 South, Range 11 West of the Willamette Meridian, Coos County, Oregon, EXCEPTING THEREFROM the following described four parcels of land:

1. Parcel conveyed to James M. Brewer et ux in Book 250, Page 473, Deed Records of Coos County, Oregon, described as follows: Beginning at a 3/4-inch iron pipe on the East side of the County Road at a point North 88° East 68.87 feet from the Northwest corner of the SE 1/4

Exhibit A

81 4 2501

TOWNSHIP 26 SOUTH, RANGE 11 WEST, W.M. (cont.)

of the SE 1/4 of said Section 29; thence South 14° 52' East along the East line of said County Road 81.7 feet to an iron pipe; thence South 35° 03' East along said County Road 300 feet to an iron pipe; thence South 16° 45' East along said County Road 84.82 feet to an iron pipe; thence North 55° 25' East to the center of the North Fork of the Coquille River; thence upstream to a point on the North boundary of the said SE 1/4 SE 1/4; thence South 88° West along said North boundary to the place of beginning.

2. Parcel conveyed to Sylvan Brooks et ux in Book 285, Page 326, Deed Records of Coos County, Oregon, described as follows: Beginning at a 5/8-inch iron rod set on the West edge of the traveled portion of the County Road, said rod being 481.2 feet South and 261.2 feet East of a 1-inch iron pipe marking the approximate center of the SE 1/4 of said Section 29; thence South 84° 52' West 200 feet to a 5/8-inch iron rod; thence North 27° 38' West 199.45 feet to a 5/8-inch iron rod; thence continuing North 27° 38' West 356 feet, more or less, to the North boundary of the SW 1/4 SE 1/4 of said Section 29; thence East along the 1/16 Section line 256 feet, more or less, to the center of the County Road; thence Southerly along the center of said road to a point 9 feet North 84° 52' East from the point of beginning; thence South 84° 52' West 9 feet to the point of beginning.

3. A parcel of land situated in the S 1/2 SE 1/4 of Section 29, Township 26 South, Range 11 West of the Willamette Meridian, Coos County, Oregon, more particularly described as follows:

Beginning at a 5/8" rod set on the West edge of the traveled portion of the County Road (said rod being 481.2 feet South and 261.2 feet East of a 1" iron pipe marking the approximate center of the SE 1/4 of said Section 29); said point being on the South line of a

Exhibit A

81 4 2502

TOWNSHIP 26 SOUTH, RANGE 11 WEST, W.M. (cont.)

parcel heretofore conveyed to Sylvan Brooks et ux; running thence South 84° 52' West along Brooks' South line and the extension thereof for a distance of 274 feet to an iron pipe; thence South 65 feet to the southern boundary of a logging road; running thence Southeast-erly along the South boundary of such road 285 feet, more or less, to a post set on the West boundary of the County Road; thence northerly along the County Road 20 feet to an iron pipe set on the West boundary of the County Road; thence continuing Northerly along the West boundary of the County Road 178 feet more or less to the point of beginning.

4. A parcel of land containing 22.8 acres, more or less lying in the SE 1/4 SE 1/4 Section 29, NE 1/4 NE 1/4 Section 32, and the NW 1/4 NW 1/4 Section 33, all in Township 26 South, Range 11 West, Willamette Meridian, Coos County, Oregon.

Said parcel being more particularly described as:

Beginning at the Section Corner common to Sections 28, 29, 32 and 33, Township 26 South, Range 11 East, Willamette Meridian, thence South 87° 00' West, 154.24 feet to a 1/2" iron rod, said iron rod being the true point of beginning; thence South 52° 11' East, 161.15 feet to a 1/2" iron rod; thence South 40° 46' East, 309.46 feet to a 1/2" iron rod; thence South 53° 52' East, 293.88 feet to a 1/2" iron rod; thence South 38° 01' East, 452.35 feet, to a 1/2" iron rod; thence South 43° 01' East, 520.0 feet more or less, to a point on the South line of the NW 1/4 NW 1/4 Section 33, Township 26 South, Range 11 West, Willamette Meridian; thence South 87° 02' West along said South line, 404.0 feet more or less to a point on the Easterly line of the right-of-way of the Coos County North Fork Coquille River Road; thence Northwesterly along the Easterly line of said County Road



81 4 2503

TOWNSHIP 26 SOUTH, RANGE 11 WEST, W.M. (cont.)

right-of-way to a point on the Section line between Sections 29 and 32, Township 26 South, Range 11 West, Willamette Meridian; thence South 87° 00' West, 385.0 feet more or less, along said Section line to a point which bears North 87° 00' East, 234.1 feet from the Northwest corner of the NE 1/4 NE 1/4 Section 32, Township 26 South, Range 11 West, Willamette Meridian; thence North 09° 44' West, 345.53 feet to a 1/2" iron rod; thence North 00° 08' West, 109.19 feet to a 1/2" iron rod; thence North 63° 35' East, 46.32 feet to a 1/2" iron rod; thence South 54° 35' East, 91.29 feet to a 1/2" iron rod; thence North 60° 49' East, 238.21 feet, to a 1/2" iron rod; thence South 41° 20' East, 537.30 feet to a 1/2" iron rod; thence North 48° 54' East, 122.37 feet to a 1/2" iron rod; thence South 54° 54' East, 283.0 feet more or less to the point of beginning, excepting therefrom County Road right-of-way in the SE 1/4 SE 1/4 of Section 29 of said Township and Range.

EXCEPTING AND RESERVING the right to use and maintain the water pipelines and tanks used in connection therewith lying within S 1/2 of SE 1/4 of Section 29 and the NE 1/4 NE 1/4 of Section 32 above described, one of said pipelines extending Southwesterly from the parcel described in (3) above and the other extending Southwesterly from the parcel described in (4) above, as reserved by Thomas H. Taylor, et ux in Warranty Deed recorded August 17, 1977, Microfilm Reel No. 77-8-13391, Records of Coos County, Oregon.

Section 30 - Lots 3 and 4; E 1/2 SW 1/4; SE 1/4; SE 1/4 NE 1/4.

EXCEPTING THEREFROM 1/2 interest in all minerals, under the terms and conditions set forth in Deed from Field Timber Company to Coos Bay Lumber Company, recorded February 1, 1947, in Book 166, Page 345, Deed Records of Coos County, Oregon.

Exhibit A

81 4 2504

TOWNSHIP 26 SOUTH, RANGE 11 WEST, W.M. (cont.)

Section 31 - SE 1/4 NE 1/4, EXCEPTING THEREFROM 1/2 interest in all minerals, under the terms and conditions set forth in Deed from Field Timber Company to Coos Bay Lumber Company, recorded February 1, 1947, in Book 166, Page 345, Deed Records of Coos County, Oregon.

Section 32 - SE 1/4 NE 1/4; W 1/2 E 1/2; E 1/2 W 1/2; W 1/2 NW 1/4.

EXCEPTING THEREFROM 1/2 interest in all minerals, under the terms and conditions set forth in Deed from Field Timber Company to Coos Bay Lumber Company, recorded February 1, 1947, in Book 166, Page 345, Deed Records of Coos County, Oregon.

Section 33 - W 1/2 NE 1/4 NW 1/4, EXCEPTING THEREFROM 1/2 interest in all minerals, under the terms and conditions set forth in Deed from Field Timber Company to Coos Bay Lumber Company, recorded February 1, 1947, in Book 166, Page 345, Deed Records of Coos County, Oregon.

E 1/2 NE 1/4 NW 1/4.

Section 34 - All, EXCEPTING THEREFROM 1/2 interest in all minerals, under the terms and conditions set forth in Deed from Field Timber Company to Coos Bay Lumber Company, recorded February 1, 1947, in Book 166, Page 345, Deed Records of Coos County, Oregon.

Section 36 - All, EXCEPTING THEREFROM an undivided 1/2 interest in all oil, gas and other minerals in and under and that may be produced from, together with the right of ingress and egress for mining, drilling and exploring said land as reserved in Deed from Field Timber Company, recorded November 16, 1942, in Book 144, Page 326, Deed Records of Coos County, Oregon.

TOWNSHIP 26 SOUTH, RANGE 12 WEST, W.M.

Section 31 - Lot 1, EXCEPTING THEREFROM all oil, gas and mineral rights on, in and under the same, as reserved by Scott Paper Company, a corporation, in Deed recorded April 19, 1963, in Book 300, Page 423, Deed Records of Coos County, Oregon.

81 4 2507

TOWNSHIP 26 SOUTH, RANGE 13 WEST, W.M. (cont.)

gas and mineral rights on, in and under the same, as reserved by Scott Paper Company, a corporation, in Deed recorded April 19, 1963, in Book 300, Page 423, Deed Records of Coos County, Oregon.

Section 19 - Lots 1 and 2; E 1/2 NW 1/4; S 1/2 NW 1/4.

EXCEPTING THEREFROM all oil, gas and mineral rights on, in and under the same, as reserved by Scott Paper Company, a corporation, in Deed recorded April 19, 1963, in Book 300, Page 423, Deed Records of Coos County, Oregon.

Section 31 - Lots 3 and 4; E 1/2 SW 1/4; NE 1/4.

EXCEPTING THEREFROM all oil, gas and mineral rights on, in and under the same, as reserved by Scott Paper Company, a corporation, in Deed recorded April 19, 1963, in Book 300, Page 423, Deed Records of Coos County, Oregon.

Section 32 - NW 1/4.

Section 34 - SW 1/4 SW 1/4, EXCEPTING THEREFROM all oil, gas and mineral rights on, in and under the same, as reserved by Scott Paper Company, a corporation, in Deed recorded April 19, 1963, in Book 300, Page 423, Deed Records of Coos County, Oregon.

Section 36 - SW 1/4 SW 1/4, EXCEPTING THEREFROM all oil, gas and mineral rights on, in and under the same, as reserved by Scott Paper Company, a corporation, in Deed recorded April 19, 1963, in Book 300, Page 423, Deed Records of Coos County, Oregon.

NE 1/4 SW 1/4, EXCEPTING THEREFROM a reservation of all coal, gas, oil and minerals and mineral rights with the right to prospect for and remove the same as contained in instrument recorded in Book 185, Page 486, Deed Records of Coos County, Oregon.

NW 1/4 and NW 1/4 SW 1/4, EXCEPTING THEREFROM a reservation of all minerals, mineral interests, oils and natural gas by Sam Flint, et ux, in instrument recorded in Book 184, Page 742, Deed Records of Coos County, Oregon.



81 4 2508

TOWNSHIP 26 SOUTH, RANGE 13 WEST, W.M. (cont.)

Section 10 - W 1/2 SE 1/4 NE 1/4; SW 1/4 SW 1/4; E 1/2 SW 1/4; W 1/2 SE 1/4; All that part of the NE 1/4 SE 1/4 lying West of the County Road.

Section 12 - NE 1/4 SE 1/4.

Sections 12 and 13 - SE 1/4 SE 1/4 of Section 12 and the E 1/2 NE 1/4 of Section 13, EXCEPTING those portions thereof dedicated to Coos County for public road purposes only and being described as follows:

A strip of land 60 feet in width lying in the SE 1/4 of the SE 1/4 of Section 12, Township 26 South, Range 14 W.W.M., and the E 1/2 of the NE 1/4 of Section 13, Township 26 South, Range 14 W.W.M., Coos County, Oregon. The centerline of said strip of land, as shown on the attached map, incorporated herein by reference, is described as follows:

Beginning at Engineer's center line Station P.T. 14+28.32, said Station being 102.37 feet North and 996.59 feet East of the 1/4 corner common to Sections 12 and 13, Township 26 South, Range 14 W.W.M.; thence South 70° 33' 26" East 523.42 feet; thence 333.03 feet along the arc of a 20° curve right, through a central angle of 66° 36' 23"; thence South 03° 57' 03" East 253.82 feet; thence 252.27 feet along the arc of a 28° curve left; through a central angle of 70° 38' 12"; thence South 74° 35' 15" East 450.54 feet; thence 307.14 feet along the arc of a 28° curve right, through a central angle of 85° 59' 57"; thence South 11° 24' 42" West 140.24 feet; thence 231.31 feet along the arc of a 12° curve left, through a central angle of 27° 45' 26"; thence South 16° 20' 44" East, 305.66 feet; thence 147.25 feet along the arc of a 40° curve left, through a central angle of 59° 01' 09" to Engineer's center line Station 43+73.31.

Dedicator's westerly property line intersects Engineer's center line at Station 17+43.16, Dedicator's Easterly property line intersects Engineer's center line at approximate Station 41+85.

81 4 2509

TOWNSHIP 26 SOUTH, RANGE 13 WEST, W.M. (cont.)

Section 15 - W 1/2 W 1/2; W 1/2 NW 1/4 NE 1/4;

The West 150.00 feet of the SE 1/4 SW 1/4.

All those portion of the E 1/2 NW 1/4 NE 1/4 and the NE 1/4 SW 1/4 NE 1/4 lying Westerly of the County Road.

All that part of the NW 1/4 SW 1/4 NE 1/4 lying North and West of the Main Branch of Miner Creek.

Section 16 - Those portions of the E 1/2 SW 1/4 and SE 1/4 of Section 16 as described as follows:

Beginning at a point on the Section line between Sections 16 and 21, which is North 89° 47 1/2' West, 1107.84 feet from the corner common to Sections 15, 16, 21 and 22 and running as follows:

North 07° 48' West, 245.28 feet; North 24° 53' East 445.13 feet; North 40° 43' East, 334.24 feet; North 03° 57' West, 290.52 feet; North 30° 00 1/2' West, 861.08 feet; North 58° 16 1/2' West, 311.63 feet; South 67° 51' West, 386.94 feet; South 84° 36' West, 503.40 feet; North 74° 12' West, 376.96 feet; North 54° 52' West 230.52 feet; South 41° 20 1/2' West, 569.90 feet; South 03° 11' West, 200.15 feet; South 12° 41 1/2' West, 566.73 feet; South 24° 03' West, 707.05 feet, South 07° 55 1/2' West, 312.24 feet to the Section line between Section 16 and 21; then East along the line between Sections 16 and 21, 2611.01 feet, more or less, to the point of beginning.

Section 20 - E 1/2 NW 1/4 NE 1/4; S 1/2 NE 1/4; SW 1/4.

Section 21 - W 1/2

Also: the E 1/2 of Section 21 except that portion thereof described as follows: Beginning at the corner common to Sections 15, 16, 21, and 22 and running as follows:

North 89° 47 1/2' West, 1107.84 feet; South 12° 04' West, 601.26 feet; South 22° 27 1/2' East 266.25 feet; South 16° 56 1/2' East, 228.38 feet; South 36° 28' West, 465.03 feet; South 23° 03 1/2' West, 337.83 feet; South 06°

81 4 2510

TOWNSHIP 26 SOUTH, RANGE 13 WEST, W.M. (CONT.)

43' West, 392.84 feet; South 04° 05' East 417.76 feet; South 01° 15 1/2' East, 738.27 feet; South 07° 33 1/2' East, 723.20 feet; North 80° 12 1/2' East, 285.10 feet; South 30° 26' East, 665.46 feet; South 60° 26' East, 285.16 feet; South 28° 31' East, 281.83 feet; South 01° 13' West 248.91 feet to the Section line between Sections 21 and 28; then South 8° 40' East, 327.49 feet; along the Section line between Sections 21 and 28 to the corner common to Sections 21, 22, 27 and 28; then North along the Section line between Sections 21 and 22 to the point of beginning.

Section 22 - N 1/2 NE 1/4; SW 1/4 NE 1/4;

SE 1/4 NE 1/4 and the NE 1/4 SE 1/4, EXCEPTING all that portion thereof lying Easterly of the East line of the right of way for the old Coos Bay - Bandon County Road.

Section 23 - All that part of the SW 1/4 NW 1/4 lying West-erly of the East line of the right of way for the old Coos Bay - Bandon County Road.

Section 27 - SW 1/4 NE 1/4; W 1/2 SE 1/4; SW 1/4; SW 1/4 NW 1/4; E 1/2 NW 1/4; NW 1/4 NW 1/4, EXCEPTING THEREFROM that portion thereof described as follows: Beginning at the corner common to Sections 21, 22, 27 and 28 and running as follows:

South along the Section line between Sections 27 and 28 1163.05 feet; North 69° 03 1/2' East, 796.78 feet; North 04° 08' West, 465.03 feet; North 19° 18' West, 435.66 feet to the Section line between Sections 22 and 27; then North 89° 40' West, 566.72 feet along the Section line between Sections 22 and 27 to the point of beginning.

E 1/2 NE 1/4 and SW 1/4 NE 1/4 except the portion thereof described as follows: Beginning at the corner common to Sections 21, 22, 27 and 28 and running as follows:

North 89° 40' West, 327.49 feet; South 01° 13' West 23.73 feet; South 19° 51 1/2' West, 270.87 feet; South 46° 13' West 779.29 feet; South 27° 21 1/2' West, 786.12 feet; South 35° 16' East 197.51 feet; South 12° 53 1/2' East



81 4 2511

TOWNSHIP 26 SOUTH, RANGE 13 WEST, W.M. (cont.)

643.66 feet; North 52° 43' East, 552.23 feet; North 35° 39 1/2' West, 396.46 feet; North 03° 37' East, 255.90 feet; North 14° 52 1/2' East 221.66 feet; North 42° 53' East 581.19 feet; North 68° 36' East 199.18 feet; South 13° 42' East, 535.98 feet; North 69° 03 1/2' East, 102.94 feet to the Section line between Sections 27 and 28; thence North along the Section line between Sections 27 and 28, 1163.05 feet to the point of beginning.

Section 29 - E 1/2.

Section 33 - NW 1/4 NE 1/4; S 1/2 NE 1/4; SE 1/4; NW 1/4.

Section 34 - S 1/2 NE 1/4 NE 1/4; S 1/2 N 1/2 NE 1/4 NE 1/4; S 1/2 N 1/2 N 1/2 NE 1/4 NE 1/4; W 1/2 NE 1/4; E 1/2 SE 1/4; NW 1/4 SE 1/4; SW 1/4 and the SE 1/4 SE 1/4, except that portion thereof lying within the right-of-way of the existing Chrome Mountain County Road.

EXCEPTING from all of the real property conveyed in Township 26 South, Range 14 West, all oil, gas and mineral rights on, in and under the same, as reserved by Scott Paper Company, a corporation, in Deed recorded April 19, 1963, in Book 300, Page

TOWNSHIP 27 SOUTH, RANGE 9 WEST, W.M.

Section 25 - S 1/2.

Section 26 - S 1/2 S 1/2.

Section 27 - S 1/2 S 1/2.

Section 28 - ALL.

EXCEPTING from all of the above land conveyed in Sections 25, 26, 27 and 28 of Township 27 South, Range 9 West, W.M., all thorium, uranium or any other material which is or may be determined to be peculiarly essential to the production of fissionable materials along with prospecting and mining rights, as reserved by the United States in that certain Patent dated December 8, 1948 to Umpqua Corporation as recorded Patent Number 1124234.

81 4 2512

TOWNSHIP 27 SOUTH, RANGE 9 WEST, W.M. (cont.)

Section 32 - E 1/2 NE 1/4; NE 1/4 SW 1/4; S 1/2 SW 1/4;  
NE 1/4 SE 1/4; S 1/2 SE 1/4.

Section 33 - N 1/2; SW 1/4; NW 1/4 SE 1/4.

Section 34 - NW 1/4 NW 1/4.

EXCEPTING from all of the above land conveyed in Sections 33 and 34 of Township 27 South, Range 9 West, W.M. all thorium, uranium or any other material which is or may be determined to be peculiarly essential to the production of fissionable materials, along with prospecting and mining rights, as reserved by the United States in that certain Patent dated December 8, 1948 to Uapqua Corporation as recorded Patent Number 1124234.

Section 36 - ALL.

TOWNSHIP 27 SOUTH, RANGE 10 WEST, W.M.

Section 4 - E 1/2 SW 1/4; W 1/2 SE 1/4.

TOWNSHIP 27 SOUTH, RANGE 11 WEST, W.M.

Section 6 - Lot 5 and SE 1/4 NW 1/4, EXCEPTING THEREFROM all minerals of any nature whatsoever, including coal, iron, natural gas and oil, together with mining rights, all as reserved by the Northwestern Improvement Company in Deed recorded June 15, 1937 in Book 129, Page 103, Deed Records of Coos County, Oregon.

S 1/2 NE 1/4, EXCEPTING THEREFROM all gold, silver, copper, coal, iron, lead and other ores, oil or minerals, together with mining rights, all as reserved by Menasha Wooden Ware

81 4 2513

TOWNSHIP 27 SOUTH, RANGE 11 WEST, W.M. (cont.)

Company in Deed recorded January 31, 1942, in Book 141, Page 613, Deed Records of Coos County, Oregon.

Lots 1, 2, 3 and 4 (N 1/2 N 1/2) and Lots 6 and 7 (W 1/2 SW 1/4), EXCEPTING THEREFROM all gold, silver, copper, coal, iron, lead and other ores, oil or minerals, together with mining rights, as reserved by Menasha Wooden Ware Company in Deed recorded September 2, 1948, in Book 184, Page 661, Deed records of Coos County, Oregon.

E 1/2 SW 1/4, EXCEPTING THEREFROM all gold, silver, copper, coal, iron, lead and other ores or minerals on or under said land with full right and power to enter upon said land to explore for mine and remove said ores or minerals at any time, all as reserved by Menasha Wooden Ware Company in Deed recorded September 2, 1948, in Book 184, Page 599, Deed Records of Coos County, Oregon.

Section 12 - Lots 1, 2 3 and 4; W 1/2 E 1/2.

Section 16 - All that part of the NE 1/4 described as follows:

A strip of land of sufficient width as may be determined by the Grantee for the construction, maintenance and use of a logging road located in the NE 1/4 of Section 16, Township 27 South, Range 11 West, Willamette Meridian in Coos County, Oregon, and being along the following described line, to-wit:

Beginning at a point on the West line of the NE 1/4 of Section 16, said point being approximately 100 feet North of the Southeast corner of the NE 1/4 NW 1/4 of Section 16, thence South 69° 48' East for a distance of 100 feet, more or less, thence South 56° 43' East for a distance of 99 feet, thence South 71° 35' East for a distance of 63 feet, thence North 83° 50' East for a distance of 122 feet, thence North 73° 37' East for a distance of 159 feet, thence North 63° 22' East for a distance of 47 feet, thence South 76° 13' East for a distance of 88 feet, thence South 34° 23' East for a distance of 68 feet, thence South 76° 20' East for a distance of 84 feet,



81 4 2514

TOWNSHIP 27 SOUTH, RANGE 11 WEST, W.M. (cont.)

thence South 88° 17' East for a distance of 129 feet, thence South 04° 27' East for a distance of 116 feet, thence South 58° 08' West for a distance of 340 feet, thence South 4° 45' East for a distance of 74 feet, thence South 26° 19' East for a distance of 60 feet, thence South 41° 14' East for a distance of 255 feet, thence South 25° 49' East for a distance of 156 feet, thence South 46° 34' East for a distance of 46 feet, thence North 71° 39' East for a distance of 290 feet, thence North 56° 24' East for a distance of 378 feet, thence North 58° 39' East for a distance of 220 feet, thence North 82° 31' East for a distance of 265 feet, to a point of intersection with the CCC road extending into the Middle Creek area, said point being North 41° 30' West and 1,170 feet from the Southeast corner of the NE 1/4 of Section 16, Township 27 South, Range 11 West, but excepting from the foregoing described land any land lying within the right of way of the forestry road heretofore constructed by the CCC as now laid out up Middle Creek.

Section 32 - W 1/2 NW 1/4, EXCEPTING THEREFROM all oil, gas and mineral rights on, in and under the same, as reserved by Scott Paper Company, a corporation, in Deed recorded April 19, 1963, in Book 300, Page 423, Deed Records of Coos County, Oregon.

Section 34 - SE 1/4 NE 1/4; E 1/2 SE 1/4.

TOWNSHIP 27 SOUTH, RANGE 12 WEST, W.M.

Section 2 - S 1/2.

Section 27 - SE 1/4, EXCEPT that portion embraced in the County Road.

Section 34 - NW 1/4 NE 1/4; S 1/2 NE 1/4; SE 1/4; NE 1/4 SW 1/4; NW 1/4; NW 1/4 SW 1/4 and the S 1/2 SW 1/4, EXCEPTING a parcel heretofore conveyed to City of Coquille in Book 151, Page 39, Deed Records of Coos County, Oregon, more particularly described as follows: Beginning at the Southwest corner of said Section 34; thence North 20.535 chains to a 1-1/2-inch pipe post;

81 4 2515

TOWNSHIP 27 SOUTH, RANGE 12 WEST, W.M. (cont.)

thence North 84° 25' East 2.64 chains to a 1-1/2-inch pipe post; thence South 67° 45' East 2.11 chains to a 1-1/2-inch pipe post; thence South 23° 45' East 5.82 chains to a 1-1/2-inch pipe post; thence South 77° 15' East 2.72 chains to a 1-1/2-inch pipe post; thence North 79° East 4.22 chains to a 1-1/2-inch pipe post; thence South 80° 50' East 3.75 chains to a 1-1/2-inch pipe post; thence South 28° 47' East 12 chains to a 1-1/2-inch pipe post; thence South 12° East 3.24 chains to a 1-1/2-inch pipe post; thence South 88° 51' West 23.95 chains to the place of beginning.

ALSO EXCEPTING from all of the land conveyed in Section 34, all gold, silver, copper, coal, iron, lead and other ores, oil or minerals, together with prospecting and mining rights, all as reserved by Menasha Wooden Ware Company and disclosed in Deed recorded in Book 164, Page 9, Deed Records of Coos County, Oregon.

TOWNSHIP 27 SOUTH, RANGE 13 WEST, W.M.

Section 1 - Lot 1, EXCEPT: Beginning at the iron pipe at the Northeast corner of Section 1, Township 27 South, Range 13 West of the Willamette Meridian; and running thence West along the North boundary of said Lot 1 for a distance of 600 feet; thence South for a distance of 145.2 feet; thence East for a distance of 600 feet to a point on the East boundary of said Section 1; thence North along said Section line for a distance of 145.2 feet to point of beginning, containing 2 acres, more or less.

E 1/2 of Lot 2

Together with a permanent easement and right of way, for access to and egress from the above described property, 15 feet in width beginning 7 1/2 feet North of the Southwest corner of the E 1/2 of said Lot 2 and running West along the South boundary of said Lot 2 approximately 650 feet to the county road on Ferry Creek, and Grantee shall have the right to use, construct and maintain on said right of way a road for all purposes of transportation and travel.

81 4 2516

TOWNSHIP 27 SOUTH, RANGE 13 WEST, W.M. (cont.)

Lot 4

EXCEPTING from all of the above land conveyed in Section 1, all oil gas and mineral rights on, in and under the same, as reserved by Scott Paper Company, a corporation, in Deed recorded April 19, 1963, in Book 300, Page 423, Deed Records of Coos County, Oregon.

Section 3 - The West 165.0 feet of the NW 1/4 SW 1/4, EXCEPTING THEREFROM all oil, coal and mineral rights, with the right of ingress and egress for exploration, development, and working of any oil, coal or minerals, all as reserved by T. De La Rhue, et ux in Deeds recorded in Book 166, Page 296 and in Book 176, Page 240, Deed Records of Coos County, Oregon.

Section 4 - SE 1/4, EXCEPTING THEREFROM all oil, coal and mineral rights, with the right of ingress and egress for exploration, development, and working of any oil, coal or minerals, all as reserved by T. De La Rhue, et ux in Deeds recorded in Book 166, Page 296 and in Book 176, Page 240, Deed Records of Coos County, Oregon.

Lots 2, 3 and 4; S 1/2 N 1/2.

EXCEPTING THEREFROM all oil, gas and mineral rights on, in and under the same, as reserved by Scott Paper Company, a corporation, in Deed recorded April 19, 1963, in Book 300, Page 423, Deed Records of Coos County, Oregon.

Section 9 - S 1/2, EXCEPTING all minerals and mineral rights, a portion of which was reserved by Esther Haines in Deed recorded November 5, 1956 in Book 254, Page 493, Records of Coos County, Oregon.

Section 11 - S 1/2 NE 1/4, EXCEPTING THEREFROM all oil, gas and mineral rights on, in and under the same, as reserved by Scott Paper Company, a corporation, in Deed recorded April 19, 1963, in Book 300, Page 423, Deed Records of Coos County, Oregon.

Section 16 - NW 1/4, EXCEPTING THEREFROM all oil, gas and mineral rights on, in and under the same, as reserved by Scott Paper Company, corpora-



81 4 2517

TOWNSHIP 27 SOUTH, RANGE 13 WEST, W.M. (cont.)

tion, in Deed recorded April 19, 1963, in Book 300, Page 423, Deed Records of Coos County, Oregon.

TOWNSHIP 27 SOUTH, RANGE 14 WEST, W.M.

Section 4 - NE 1/4 NE 1/4.

Section 15 - S 1/2.

Section 20 - All that portion of Lots 4 and 5 lying North of Whiskey Run Creek. Excepting therefrom a 40 foot road lying adjacent to and on the North side of Whiskey Run Creek.

Section 21 - N 1/2 NE 1/4; SE 1/4 NE 1/4; N 1/2 SW 1/4 NE 1/4; SE 1/4 SW 1/4 NE 1/4. All that part of the NE 1/4 SE 1/4 lying North of Randolph Trail County Road.

Also: That part of the N 1/2 N 1/2 of the SE 1/4 SE 1/4 and the NE 1/4 SE 1/4, Section 21, Township 27 South, Range 14 West of the Willamette Meridian, lying South of Randolph Trail County Road, except that part on the East side conveyed to Delno C. Hohman by a deed recorded November 30, 1950 in Book 204, Page 406, Deed Records, Coos County, Oregon.

Also: S 1/2 SE 1/4 SE 1/4  
S 1/2 N 1/2 SE 1/4 SE 1/4

Section 22 - NW 1/4.

Section 28 - NE 1/4 NE 1/4.

Section 32 - SE 1/4 NE 1/4  
NE 1/4 SE 1/4.

Section 33 - SW 1/4 NW 1/4; NW 1/4 SW 1/4

EXCEPTING from all the real property herein conveyed in Township 27 South, Range 14 West, W.M., all oil, gas and mineral rights on, in and under the same, as reserved by Scott Paper Company, a corporation, in Deed recorded April 19, 1963, in Book 300, Page 423, Deed Records of Coos County, Oregon.

81 4 2518

TOWNSHIP 28 SOUTH, RANGE 9 WEST, W.M.

Section 2 - Lots 1, 2, 3 and 4; S 1/2 N 1/2; S 1/2.

Section 4 - Lots 1, 2, 3 and 4; S 1/2 N 1/2; N 1/2 S 1/2;  
S 1/2 SE 1/4; SW 1/4 SW 1/4.

Section 6 - Lots 1 and 2; S 1/2 NE 1/4; N 1/2 of Lot 7;  
N 1/2 SW 1/4 SE 1/4; SE 1/4 SW 1/4 SE 1/4.

Section 8 - W 1/2; SE 1/4.

Section 10 - SE 1/4, EXCEPTING that certain reservation of oil, gas and mineral rights, together with the right to prospect thereon and remove same, as reserved in Deed recorded June 2, 1947, in Book 169, Page 292, Deed Records of Coos County, Oregon.

N 1/2; SW 1/4.

Section 12 - NE 1/4.

Section 14 - ALL, EXCEPTING THEREFROM that tract of land conveyed by Coos Bay Lumber Company to The United States of America by deed recorded in Deed Book 243, Page 263, Records of Coos County, Oregon, on June 29, 1955 in which said grantor made certain reservations, and said tract being described as follows, to-wit:

That portion of the N 1/2 N 1/2 of Section 14, Township 28 South, Range 9 West, Willamette Meridian, Coos County, Oregon, which lies within a strip of land 150 feet in width, the boundaries of said strip lying 50 feet distant Northerly from and 100 feet distant Southerly from, and parallel to the survey line of the Reston-McKinley No. 2 transmission line as now located and staked on the ground over, across, upon and/or adjacent to the above described property, said survey line being particularly described as follows:

Beginning at survey station 826+62.0, a point on the East line of Section 14, Township 28 South, Range 9 West, W.M., said point being South 02° 11' 10" West a distance of 286.1 feet from the Northeast corner of said Section 14; thence North 83° 50' 40" West a distance of 279.0 feet to survey station 829+41.0; thence South 66° 38' 50" West a distance of 1137.9 feet to survey station 840+78.9; thence South 81° 36' 40" West a distance of 1491.4 feet to

81 4 2519

TOWNSHIP 28 SOUTH, RANGE 9 WEST, W.M. (cont.)

survey station 855+70.3; thence North 60° 15' 10" West a distance of 1037.4 feet to survey station 866+07.7; thence North 86° 52' 50" West a distance of 1537.3 feet to survey station 881+45.0; a point on the West line of said Section 14, said point being South 02° 27' 50" West a distance of 568.5 feet from the Northwest corner of said Section 14.

Section 16 - ALL.

Section 18 - ALL, EXCEPTING THEREFROM that tract of and conveyed by Coos Bay Lumber Company to the United States of America by deed recorded in Deed Book 243, Page 263, Records of Coos County, Oregon, on June 29, 1955, in which said grantor made certain reservations and said tract being described as follows, to-wit:

That portion of the N 1/2 N 1/2 of Section 18, Township 28 South, Range 9 West, W.M., Coos County, Oregon, which lies within a strip of land 150 feet in width, the boundaries of said strip lying 50 feet distant Northerly from and 100 feet distant Southerly from and parallel to the survey line of the Reston-McKinley No. 2 transmission line as now located and staked on the ground and also that portion of the SE 1/4 of Section 12, Township 28 South, Range 10 West which lies within a strip of land 275 feet in width from survey station 2269+25.0 to survey station 2270+85.2 the boundaries of said strip lying 50 feet distant Northeasterly from and 225 feet distant Southwesterly from and parallel to the survey line of the Reston-McKinley No. 2 transmission line as now located and staked on the ground over, across, upon and/or adjacent to the above described property, and within a strip of land 200 feet in width from survey station 2270+85.2 to survey station 2302+15.0, the boundaries of said 200 foot strip lying 50 feet distant Northeasterly from, and 150 feet distant Southwesterly from and parallel to said survey line, said survey line being particularly described as follows:

Beginning at survey station 1043+86.3 a point on the East line of Section 18, Township 28 South, Range 9 West, W.M., said point being South 02° 40' 50" West a distance of 965.2

Exhibit A



81 4 2520

TOWNSHIP 28 SOUTH, RANGE 9 WEST, W.M. (cont.)

feet from the Northeast corner of said Section 18; thence South 88° 01' 30" West a distance of 1405.1 feet to survey station 1057+91.4 Bk = 2229+30.0 Ah; thence North 68° 53' 30" West a distance of 2747.0 feet to survey station 2256+77.0 a point on the line common to Sections 18 and 7, Township 28 South, Range 9 West, W.M., said point being South 88° 56' 40" East a distance of 1170.5 feet from the Southwest corner of said Section 7; thence continuing North 68° 53' 30" West a distance of 1248.0 feet to survey station 2269+25.0 a point on the line common to Section 7, Township 28 South, Range 9 West, W.M., and Section 12, Township 28 South, Range 10 West, W.M., said point being North 00° 49' 00" East a distance of 427.8 feet from the Southeast corner of said Section 12; thence continuing North 68° 53' 30" West a distance of 160.2 feet to survey station 2270+85.2; thence North 50° 19' 30" West a distance of 2914.8 feet to survey station 2300+00.0; thence North 52° 48' 00" West a distance of 1860.9 feet to survey station 2318+60.9 Bk = 2379+64.3 Ah; thence North 88° 20' 30" West a distance of 1275.7 feet to survey station 2392+40.0 a point on the West line of said Section 12; said point being North 01° 41' 50" East a distance of 614.3 feet from the 1/4 Section corner on the West line of said Section 12.

Section 20 - ALL.

Section 22 - E 1/2; NE 1/4 NW 1/4.

Section 24 - ALL.

Section 26 - ALL.

Section 28 - W 1/2; NE 1/4.

Section 30 - Lots 2, 3 and 4; S 1/2 NE 1/4; SE 1/4; E 1/2 SW 1/4; SE 1/4 NW 1/4.

Section 32 - ALL.

Section 34 - ALL.

Exhibit A

81 4 2521

TOWNSHIP 28 SOUTH, RANGE 10 WEST, W.M.

Section 12 - SE 1/4 NE 1/4; SW 1/4; SE 1/4, EXCEPTING THEREFROM that tract of land conveyed by Coos Bay Lumber Company to the United States of America by deed recorded in Deed Book 243, Page 263, Records of Coos County, Oregon on June 29, 1955, in which said grantor made certain reservations and said tract being described as follows, to-wit:

That portion of the N 1/2 N 1/2 of Section 18, Township 28 South, Range 9 West, W.M., Coos County, Oregon, which lies within a strip of land 150 feet in width, the boundaries of said strip lying 50 feet distant Northerly from and 100 feet distant Southerly from and parallel to the survey line of the Reston-McKinley No. 2 transmission line as now located and staked on the ground and also that portion of the SE 1/4 of Section 12, Township 28 South, Range 10 West, which lies within a strip of land 275 feet in width from survey station 2269+25.0 to survey station 2270+85.2, the boundaries of said strip lying 50 feet distant Northeasterly from and 225 feet distant Southwesterly from and parallel to the survey line of the Reston-McKinley No. 2 transmission line as now located and staked on the ground over, across, upon and/or adjacent to the above described property, and within a strip of land 200 feet in width from survey station 2270+85.2 to survey station 2302+15.0, the boundaries of said 200 foot strip lying 50 feet distant Northeasterly from and 150 feet distant Southwesterly from and parallel to said survey line, said survey line being particularly described as follows:

Beginning at survey station 1043+86.3, a point on the East line of Section 18, Township 28 South, Range 9 West, W.M., said point being South 02° 40' 50" West a distance of 965.2 feet from the Northeast corner of said Section 18; thence South 88° 01' 30" West a distance of 1405.1 feet to survey station 1057+91.4 BK = 2229+30.0 Ah; thence North 68° 53' 30" West a distance of 2747.0 feet to survey station 2256+77.0, a point on the line common to Sections 18 and 7, Township 28 South, Range 9 West, W.M., said point being South 88° 56' 40" East a distance of 1170.5 feet from the Southwest corner of said Section 7; thence continuing North 68° 53' 30" West a distance

Exhibit A

81 4 2522

TOWNSHIP 28 SOUTH, RANGE 10 WEST, W.M. (cont.)

of 1248.0 feet to survey station 2269+25.0 a point on the line common to Section 7, Township 28 South, Range 9 West, W.M., and Section 12, Township 28 South, Range 10 West, W.M., said point being North 00° 49' 00" East a distance of 427.8 feet from the Southeast corner of said Section 12; thence continuing North 68° 53' 30" West a distance of 160.2 feet to survey station 2270+85.2; thence North 50° 19' 30" West a distance of 2914.8 feet to survey station 2300+00.0; thence North 52° 48' 00" West a distance of 1860.9 feet to survey station 2318+60.9 Bk = 2379+64.3 Ah; thence North 88° 20' 30" West a distance of 1275.7 feet to survey station 2392+40.0 a point on the West line of said Section 12; said point being North 01° 41' 50" East a distance of 614.3 feet from 1/4 Section corner on the West line of said Section 12.

Section 13 - W 1/2 NE 1/4; SE 1/4 NW 1/4; NW 1/4 SE 1/4.

Section 14 - NE 1/4; SW 1/4.

Section 16 - NE 1/4; N 1/2 NW 1/4; SE 1/4 NW 1/4; SW 1/4;  
N 1/2 SE 1/4; SW 1/4 SE 1/4.

EXCEPTING from the W 1/2 E 1/2 all mineral and mineral oil rights as reserved by Coos County in deed recorded May 6, 1950, in Book 198, Page 73B, Deed Records of Coos County, Oregon.

Section 19 - SE 1/4.

Section 20 - NE 1/4; NE 1/4 NW 1/4; W 1/2 NW 1/4.

EXCEPTING that certain reservation of minerals, including the terms and provisions thereof, in deed from W. D. Abel and Alma C. Abel, husband and wife, to Evans Products Company, a corporation, recorded July 28, 1955, in Book 244, Page 97, Deed Records of Coos County, Oregon.

Section 21 - S 1/2 SE 1/4.

Section 22 - NE 1/4.

Section 24 - W 1/2; N 1/2 NW 1/4 SW 1/4 SE 1/4.

Section 26 - N 1/2 S 1/2.



81 4 2523

TOWNSHIP 28 SOUTH, RANGE 10 WEST, W.M. (cont.)

- Section 27 - W 1/2 SE 1/4; SE 1/4 SE 1/4.  
Section 28 - S 1/2 S 1/2; NW 1/4 SE 1/4.  
Section 30 - NE 1/4.  
Section 31 - Lot 1; S 1/2 NE 1/4; N 1/2 NW 1/4.  
Section 32 - ALL.  
Section 33 - W 1/2 W 1/2  
Section 34 - SE 1/4 NW 1/4; NE 1/4 SW 1/4; W 1/2 W 1/2.  
Section 35 - W 1/2 E 1/2; E 1/2 W 1/2.

TOWNSHIP 28 SOUTH, RANGE 11 WEST, W.M.

- Section 10 - W 1/2 NW 1/4.  
Section 14 - S 1/2 NE 1/4; NE 1/4 SE 1/4; S 1/2 SE 1/4.  
EXCEPTING THEREFROM all mineral and mineral  
oil rights as reserved by Coos County in deed  
recorded May 6, 1950, in Book 198, Page 738,  
Deed Records of Coos County, Oregon.  
Section 24 - ALL.  
Section 25 - NW 1/4 NE 1/4; NE 1/4 NW 1/4.  
Section 26 - W 1/2 NE 1/4; S 1/2 NW 1/4; E 1/2 SW 1/4;  
W 1/2 SE 1/4; EXCEPTING THEREFROM all coal and  
other minerals reserved in deed, including the  
terms and provisions thereof, recorded Decem-  
ber 29, 1941 in Deed Book 141, Page 446,  
Records of Coos County, Oregon.  
Section 27 - E 1/2 NE 1/4; SE 1/4 SW 1/4; W 1/2 SE 1/4;  
SE 1/4 SE 1/4.  
Section 28 - N 1/2 NE 1/4.  
Section 32 - N 1/2 N 1/2.  
Section 34 - SW 1/4 NE 1/4; N 1/2 NW 1/4; SE 1/4 NW 1/4;  
E 1/2 SW 1/4; W 1/2 SE 1/4.

81 4 2524

TOWNSHIP 28 SOUTH, RANGE 11 WEST, W.M. (cont.)

Section 36 - W 1/2 W 1/2; SE 1/4 NW 1/4.

EXCEPTING THEREFROM all gold, silver, copper, coal, iron, lead and other ores, oil or minerals on or under said land, with full right and power to enter upon said land to explore for, mine and remove said ores, oil or minerals at any time, reserved in deed, including the terms and provisions thereof, recorded April 11, 1939 in Deed Book 133, Page 435, Records of Coos County, Oregon.

TOWNSHIP 28 SOUTH, RANGE 12 WEST, W.M.

Section 20 - SW 1/4 NE 1/4; W 1/2 SE 1/4; N 1/2 SW 1/4;

S 1/2 SW 1/4, EXCEPTING THEREFROM all that portion thereof described as follows:

Beginning at the corner common to Sections 19, 20, 29 and 30 at which is a one inch iron pipe, thence North along the West line of the said Section 20, a distance of 1,206.0 feet; thence South 69° 30' East a distance of 1,370 feet; thence South a distance of 726.2 feet to a point on the South line of the said Section 20; thence West along said South line a distance of 1,283.2 feet, more or less, to the point of beginning.

ALSO EXCEPTING from the W 1/2 SE 1/4, South 12 rods of the SW 1/4 NE 1/4, and that portion of the SW 1/4 herein conveyed, 50% of all minerals, oil and gas as reserved by Federal Land Bank of Spokane in Book 153, Page 648, Deed Records of Coos County, Oregon.

Section 22 - Lot 5; SE 1/4 SE 1/4.

Section 24 - NE 1/4 NE 1/4,

EXCEPTING THEREFROM all oil, gas and mineral rights on, in and under the same, as reserved by Scott Paper Company, a corporation, in Deed recorded April 19, 1963, in Book 300, Page 423, Deed Records of Coos County, Oregon.

Section 26 - SW 1/4 NW 1/4; NW 1/4 SW 1/4; SE 1/4 SW 1/4.

81 4 2525

TOWNSHIP 28 SOUTH, RANGE 12 WEST, W.M. (cont.)

Section 29 - SE 1/4; EXCEPTING THEREFROM mineral and oil rights as reserved in instrument recorded in Book 217, Page 4, Deed Records of Coos County, Oregon.

Those parts of the SW 1/4 NE 1/4 and of the E 1/2 NW 1/4 lying North and West of the County Road, EXCEPTING THEREFROM a parcel in Section 29, heretofore conveyed to Marvin Danner et ux by deed recorded in Book 168, Page 69, Deed Records of Coos County, Oregon, described as follows:—

Beginning at a 1 1/4" pipe post which is 11.0 chains North and 4.20 chains East of the Southwest corner of the SE 1/4 NW 1/4 of Section 29, Township 28 South, Range 12 West; thence along the East boundary of a private roadway 30 feet wide, North 76° 00' West 4.446 chains; thence along said East boundary North 05° 35' West 2.711 chains to an 1 1/4" pipe post; thence North 43° 42' East 6.43 chains; thence South 18° 42' East 7.447 chains to a 1 inch iron rod post; thence along the North boundary of the County Road South 43° 42' West 6.43 chains to the place of beginning.

AND ALSO EXCEPTING a parcel in Section 29, heretofore conveyed to J. Finley Schroeder et ux by deed recorded in Book 163, Page 437, Deed Records of Coos County, Oregon, and a right of way for road referred to in said deed. Said parcel being described as follows: Beginning at the Southeast corner of the W 1/2 NW 1/4 of said Section 29; running thence due North to a point on the East boundary line of said W 1/2 NW 1/4 where a road which has been constructed by James Mattei intersects said East boundary line; thence in a Southerly direction along the West boundary of said road to a point where said road intersects the County Road; thence in a Southerly direction along the West boundary of said road to a point where said road intersects the middle line of said Section 29; thence West to the place of beginning.

Section 31 - Begin at a point which is 18.79 chains South of and 5.25 chains East of the 1/4 Section corner of the South boundary of Section 31, Township 28 South of Range 12 West, running

Exhibit A



TOWNSHIP 28 SOUTH, RANGE 13 WEST, W.M. (cont.)

recorded April 19, 1963, in Book 300, Page 423, Deed Records of Coos County, Oregon.

Section 18 - SW 1/4 NE 1/4; NW 1/4 SE 1/4.

EXCEPTING THEREFROM all oil, gas and mineral rights on, in and under the same, as reserved by Scott Paper Company, a corporation, in Deed recorded April 19, 1963, in Book 300, Page 423, Deed Records of Coos County, Oregon.

TOWNSHIP 28 SOUTH, RANGE 14 WEST, W.M.

Section 2 - Lots 1, 2 and 3; SW 1/4 NE 1/4.

EXCEPTING THEREFROM all oil, gas and mineral rights on, in and under the same, as reserved by Scott Paper Company, a corporation, in Deed recorded April 19, 1963, in Book 300, Page 423, Deed Records of Coos County, Oregon.

Section 18 - All that portion thereof described as follows:

Beginning at a point 660 feet West from the meander corner to fractional Sections 17 and 18, Township 28 South, Range 14 West of the Willamette Meridian, Coos County, Oregon; thence West 770 feet; thence South 500 feet, more or less, to the low water line on the right bank of the Coquille River; thence in a Northeastly direction along said low water line to a point due South of the place of beginning; thence North 350 feet, more or less, to the place of beginning.

TOWNSHIP 29 SOUTH, RANGE 9 WEST, W.M.

Section 4 - Lots 1, 2, 3 and 4; S 1/2 N 1/2; S 1/2.

Section 6 - Lots 1, 2, 3, 4, 5, 6 and 7; S 1/2 NE 1/4; SE 1/4; E 1/2 SW 1/4; SE 1/4 NW 1/4.

Section 8 - NE 1/4; S 1/2.

Section 16 - Lots 1, 2, 3 and 4; S 1/2 N 1/2; S 1/2.

Section 17 - Lots 3 and 4; SW 1/4 NW 1/4; NW 1/4 SE 1/4; SE 1/4 SW 1/4.

81 4 2528

TOWNSHIP 29 SOUTH, RANGE 9 WEST, W.M. (cont.)

- Section 18 - Lots 3, 4, 5, 6 and 7; SE 1/4; E 1/2 SW 1/4;  
SE 1/4 NW 1/4.
- Section 19 - Lots 2, 3, and 4; NE 1/4; N 1/2 SE 1/4; SE 1/4  
SE 1/4; E 1/2 SW 1/4; SE 1/4 NW 1/4.
- Section 20 - ALL.
- Section 28 - W 1/2.
- Section 29 - SW 1/4 NE 1/4; NW 1/4 SE 1/4; SE 1/4 SE 1/4;  
SW 1/4; S 1/2 NW 1/4; NW 1/4 NW 1/4.
- Section 30 - Lots 1, 2, 3 and 4; E 1/2 W 1/2; E 1/2.
- Section 31 - N 1/2 NE 1/4; SE 1/4 NE 1/4; SE 1/4; E 1/2  
SW 1/4; NE 1/4 NW 1/4.
- Section 32 - E 1/2; E 1/2 NW 1/4; N 1/2 SW 1/4.

EXCEPTING THEREFROM all oil, gas and mineral  
rights on, in and under the same, as reserved  
by Scott Paper Company, a corporation, in Deed  
recorded April 19, 1963, in Book 300, Page  
423, Deed Records of Coos County, Oregon.

W 1/2 NW 1/4.

TOWNSHIP 29 SOUTH, RANGE 10 WEST, W.M.

- Section 2 - Lot 2; SW 1/4 NE 1/4; NW 1/4 SE 1/4; NE 1/4  
SW 1/4; SW 1/4 NW 1/4.
- Section 4 - Lots 1, 2, 3 and 4; S 1/2 N 1/2; S 1/2.
- Section 5 - Lots 1, 2, 3 and 4.
- Section 6 - Lots 6 and 7.
- Section 8 - S 1/2 NE 1/4; S 1/2; W 1/2 NW 1/4.
- Section 9 - W 1/2 SW 1/4; NE 1/4 NW 1/4.
- Section 10 - W 1/2.
- Section 11 - NE 1/4; N 1/2 SE 1/4; NE 1/4 SW 1/4.
- Section 12 - E 1/2; NE 1/4 SW 1/4; E 1/2 NW 1/4; NW 1/4  
NW 1/4.

81 4 2529

TOWNSHIP 29 SOUTH, RANGE 10 WEST, W.M. (cont.)

- Section 15 - SW 1/4 SE 1/4.
- Section 17 - N 1/2.
- Section 18 - Lots 1, 2, 3, 4, 5, 6, 8, 9, 10, 11 and 12;  
E 1/2.
- Section 19 - Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12;  
E 1/2.
- Section 20 - N 1/2 NE 1/4; SW 1/4 NE 1/4; NW 1/4 SE 1/4.
- Section 22 - NW 1/4.
- Section 23 - Lots 3 and 6.
- Section 24 - Lots 1 and 2; SE 1/4 SW 1/4.
- Section 26 - Lots 3, 4, 5, 6 and 7; NW 1/4 SE 1/4; N 1/2  
SW 1/4.
- Section 27 - SE 1/4 NE 1/4; N 1/2 SE 1/4; SW 1/4 SE 1/4.
- Section 28 - W 1/2 NE 1/4; N 1/2 NW 1/4.
- Section 29 - E 1/2 NE 1/4.
- Section 30 - SE 1/4; SW 1/4 NE 1/4; Lots 1 and 6; all of  
the S 1/2 of Lot 2 lying East of the Middle  
Fork of the Coquille River; beginning at the  
center of the Middle Fork of the Coquille  
River on the line between Section 30, Township  
29 South, Range 10 West of the Willamette Mer-  
idian and Section 36, Township 29 South, Range  
11 West of the Willamette Meridian; running  
thence East parallel with the South line of  
said Section 30 to the East line of Lot 2 of  
said Section 30; running thence South to the  
South line of said Section 30; running thence  
West to the Southwest corner of said Section  
30; running thence North to the place of be-  
ginning.
- Section 32 - NE 1/4 NE 1/4; E 1/2 SW 1/4; SW 1/4 SW 1/4.
- Section 34 - E 1/2; NE 1/4 NW 1/4; S 1/2 NW 1/4; All of  
SW 1/4 lying North of Coos Bay--Roseburg State  
Highway #42.



TOWNSHIP 29 SOUTH, RANGE 10 WEST 81.4 (cd) 2530

Section 35 - Lot 3; S 1/2 NW 1/4; NW 1/4 SW 1/4.

Section 36 - Lots 1, 2, 6 and 7; S 1/2 NE 1/4; E 1/2 SW 1/4.

TOWNSHIP 29 SOUTH, RANGE 11 WEST, W.M.

Section 2 - Lots 3 and 4.

Section 8 - Lot 2; SE 1/4 NE 1/4; NE 1/4 SE 1/4.

Section 9 - W 1/2 SW 1/4; SE 1/4 SW 1/4.

Section 18 - SE 1/4.

Section 19 - N 1/2 NE 1/4.

Section 20 - W 1/2 W 1/2.

ALSO:

Beginning in the center of the Myrtle Point-Douglas County Road where said road crosses the East line of the SW 1/4 SW 1/4 of Section 20, Township 29 South, Range 11 West, W.M., Coos County, Oregon; run thence Northeast along the center of said road to a point in the center of said road 41 feet West of the center of the first bridge; thence North bearing West to a point where said East line crosses the first gulch; thence South along said East line to the point of beginning, being situated in the SE 1/4 SW 1/4 of Section 20. EXCEPTING THEREFROM that portion of the SW 1/4 SW 1/4 of Section 20 heretofore conveyed to State of Oregon, by and through its State Highway Commission, by deed recorded in Book 130, Page 481, Deed Records of Coos County, Oregon, and described as follows: Beginning at a point which is the intersection of the existing Easterly right of way line with the Section line between Sections 20 and 29, Township 29 South, Range 11 West of the Willamette Meridian, said point being 30 feet distant (when measured at right angles to the center line of said highway at engineer's station 425+59.5) said beginning point also being 1425.20 feet West and 27.79 feet North of the North 1/4 corner of said Section 29; run thence South 88° 53' East along said Section

81 4 2531

TOWNSHIP 29 SOUTH, RANGE 11 WEST, W.M. (cont.)

line a distance of 98.35 feet; thence North  $01^{\circ} 15'$  West along the East line of the SW  $1/4$  SW  $1/4$  of Section 20 a distance of 348.01 feet to a point on the existing East right of way line of said highway; thence along said highway right of way line (parallel to and 30 feet distant of said highway center line) as follows: South  $30^{\circ} 38'$  West 129.76 feet; thence on a 174.6 foot radius curve left (the long chord of which bears South  $15^{\circ} 22'$  West 91.90 feet) a distance of 93 feet; thence South  $00^{\circ} 07'$  West 145.80 feet to the point of beginning.

AND ALSO EXCEPTING therefrom that portion of the SW  $1/4$  SW  $1/4$  of Section 20 heretofore conveyed by Coos Bay Timber Co. to State of Oregon, by and through its State Highway Commission, by deed dated March 17, 1961, and described as follows:

A parcel of land lying in the SW  $1/4$  SW  $1/4$  of Section 20, Township 29 South, Range 11 West, W.M., Coos County, Oregon, the said parcel being that portion of said SW  $1/4$  SW  $1/4$  included in a strip of land variable in width, lying on each side of the center line of the Coos Bay-Roseburg Highway as said highway has been relocated, which center line is described as follows: Beginning at engineer's center line station 400+83.66, said Station being 2058.87 feet South and 482.01 feet West of the West  $1/4$  corner of said Section 20; thence on a 1909.86 foot radius curve right (the long chord of which bears South  $59^{\circ} 08' 45''$  East) 500.83 feet; thence on a spiral curve right (the long chord of which bears South  $46^{\circ} 38'$  East) 500 feet; thence South  $44^{\circ} 08'$  East, Back equals South  $44^{\circ} 06' 30''$  East, Ahead, 13.51 feet; thence on a spiral curve left (the long chord of which bears South  $50^{\circ} 06' 12''$  East) 300 feet, thence on a 477.46 foot radius curve left (the long chord of which bears South  $78^{\circ} 32' 30''$  East) 273.89 feet to Station 416+71.89. Said center line crosses the West and South lines of said SW  $1/4$  SW  $1/4$  approximately at center line stations 406+10 and 411+20, respectively.

The widths in feet of the strip of land above referred to are as follows:

Exhibit A

81 4 2532

TOWNSHIP 29 SOUTH, RANGE 11 WEST, W.M. (cont.)

<u>Station to Station</u>	<u>Width on Northerly Side of Center Line</u>	<u>Width on Southerly Side of Center Line</u>
400+83.66 410+00	100	100
410+00 413+96	100 in a straight line to 210	100
413+98 416+71.69	210	100

(Bearings used herein are based upon the Oregon Co-ordinate System, South Zone)

Section 29 - SE 1/4 SW 1/4.

Section 30 - NE 1/4; S 1/2 SE 1/4.

Section 32 - NE 1/4 NE 1/4; W 1/2 E 1/2; W 1/2; Except parcel conveyed to School District #77 by deed records April 15, 1927, in Book 102, page 304, Deed Records.

Section 35 - PARCEL ONE. Beginning at a point 80 rods East of the 1/4 stake on the West boundary of Section 35; thence due East to the center of the Middle Fork of the Coquille River; thence downstream along the center of said river to a point 6 rods East of due North of the place of beginning; thence in a Southerly direction to the place of beginning.

PARCEL TWO. Commencing at the center of Section 35; running thence West along the North line of the said SW 1/4 of said Section a distance of 660 feet to a point; thence South parallel with the Section line a distance of 660 feet to a point; thence East parallel with the North line of said 1/4 section a distance of 660 feet to the 1/2 Section line; thence North along the East side of said SW 1/4 of said Section a distance of 660 feet to the place of beginning.

TOWNSHIP 29 SOUTH, RANGE 12 WEST, W.M.

Section 12 - Lots 1, 2, 3 and 4.

Section 25 - N 1/2 NW 1/4, SW 1/4 NW 1/4 and the NW 1/4 SW 1/4, EXCEPTING all those portions thereof lying within the Coos Bay-Roseburg State Highway.



81 4 2533

TOWNSHIP 29 SOUTH, RANGE 12 WEST, W.M. (cont.)

ALSO EXCEPTING that certain parcel of land acquired by Albert Bruer and Florenz Bruer by deed from Coos County, Oregon, which was recorded in Deed Book 130, Page 312, Records of Coos County, Oregon, on Sept. 24, 1951, described as follows:

Commencing at the Southwest corner of the NW 1/4 SW 1/4 of Section 25, Township 29 South of Range 12 West and running 12 rods East; thence 20 rods North; thence 12 rods West; thence 20 rods South to the place of beginning, in Coos County, State of Oregon, containing one and one-half acres, more or less.

Section 26 - N 1/2 NE 1/4; SW 1/4 NE 1/4; NE 1/4 NW 1/4.

ALSO: All that part of the NE 1/4 SW 1/4 lying South of the center of the Middle Fork of the Coquille River.

ALSO: SE 1/4 NE 1/4 and the NE 1/4 SE 1/4, EXCEPTING all those portions thereof lying within the Coos Bay-Roseburg State Highway.

ALSO EXCEPTING from the N 1/2 NE 1/4, SW 1/4 NE 1/4, NE 1/4 NW 1/4 and that portion of the NE 1/4 SE 1/4 conveyed herein, minerals and rights of way for prospecting, mining and removal of the same reserved by O. C. McWhorter, et ux in deed to Timber Conservation Company, recorded in Book 253, Page 150, Deed Records of Coos County, Oregon.

Section 27 - SW 1/4 SE 1/4.

ALSO:

That part of the S 1/2 SW 1/4 more particularly described as follows:

Beginning at the Section corner common to Sections 27, 28, 33 and 34, Township 29 South, Range 12 West, W.M.; running thence Easterly following the South line of Section 27 of said Township and Range to the S 1/4 corner thereof; running thence Northerly following the North and South 1/4 line through said section 27 of the Northeast corner of the SE

Exhibit A

81 4 2534  
TOWNSHIP 29 SOUTH, RANGE 12 WEST, W.M. (cont.)

1/4 SW 1/4 thereof; thence running Southwest-  
erly in a straight line to the point and place  
of beginning.

ALSO:

Beginning at the Southeast corner of the NE  
1/4 of Section 28, Township 29 South, Range 12  
West, W.M.; running thence North 498.5 feet;  
thence East 1488 feet; thence South 1818.5  
feet, more or less, to the South line of the N  
1/2 SW 1/4 of Section 27 of said Township and  
Range; thence West 1488 feet; thence North  
1320 feet, more or less, to the place of be-  
ginning.

EXCEPTING THEREFROM all that portion thereof  
described as follows:

A parcel of land lying in the W 1/2 of Section  
27, Township 29 South, Range 12 West, W.M.,  
Coos County, Oregon, and being a portion of  
that property described in that deed to Cheney  
Spur Lumber Company, recorded in Book 265,  
Page 124, of Coos County Records of Deeds; the  
said parcel being that portion of said prop-  
erty lying in said Section 27 and included in  
a strip of land variable in width lying on  
each side of the center line of the Powers  
Highway as said highway has been relocated,  
which center line is described as follows:

Beginning at Engineer's center line Station  
1+00, said station being 3322.93 feet North  
and 1669.53 feet East of the Southwest corner  
of said Section 27; thence South 62° 57' West,  
28.01 feet; thence on a spiral curve left (the  
long chord of which bears South 58° 27' 08"  
West) 450 feet; thence on a 954.93 foot radius  
curve left (the long chord of which bears  
South 41° 45' 15" West) 256.53 feet; thence on  
a spiral curve left (the long chord of which  
bears South 25° 03' 22" West) 450 feet; thence  
on a 954.93 foot radius curve right (the long  
chord of which bears South 42° 51' 15" West)  
293.19 feet; thence on a spiral curve right  
(the long chord of which bears South 60° 39'  
08" West) 450 feet; thence South 65° 09' West,  
1577.95 feet to Station 45+00, said center  
line crosses the North and South lines of said

81 4 2535

TOWNSHIP 29 SOUTH, RANGE 12 WEST, W.M. (cont.)

property lying in said Section 27 approximately at Stations 5+65 and 27+35, respectively.

The widths in feet of the strip of land above referred to are as follows:

<u>Station to Station</u>	<u>Width on Northwesternly Side of Center Line</u>	<u>Width on Southeasterly Side of Center Line</u>
1+28.01 5+78.01	100 in a straight line to 60	
5+78.01 30+70	60	
1+00 3+00		120 in straight line to 70
3+00 8+34.54		70 in straight line to 60
8+34.54 24+72.05		60
24+72.05 25+60		60 in a straight line to 80
25+60 30+70		80 in a straight line to 60

(Bearings used herein are based upon the Oregon Co-ordinate System, South Zone.)

Section 28 -

PARCEL ONE:

Beginning at the intersection of the Powers-Myrtle Point Highway North boundary with a line running North and South and parallel to and 18.12 chains West of the East Section line of Section 28, Township 29 South, Range 12 West of the Willamette Meridian, Coos County, Oregon; being the true point of beginning of the property hereby conveyed; thence from said point of intersection continuing North on said line which is 18.12 chains West of the East line of said Section 28 to the South line of the Coos Bay Lumber Company (now Georgia-Pacific Corporation) Railroad right-of-way; thence Southwesterly along the South line of said railroad right-of-way to the Northeast corner of that certain tract conveyed to J. R. Wiley, et ux in Book 140, Page 523, Deed Records of Coos County, Oregon; thence South along the East line of said tract described in said deed for a distance of 135 feet to a point; thence Southeasterly in a straight line to the true point of beginning of the property hereby conveyed.



81 4 2536

TOWNSHIP 29 SOUTH, RANGE 12 WEST, W.M. (cont.)

PARCEL TWO:

Beginning at the Southeast corner of Section 28, Township 29 South, Range 12 West, W.M.; running thence West along the South line of said Section 28, a distance of 18.12 chains; thence North with a line which is 18.12 chains West of and parallel to the East line of said Section 28 to the South boundary of the Georgia-Pacific Corporation Myrtle Point-Powers logging railroad; thence Northeasterly along said South boundary to the point of intersection with the East line of Section 28; thence South along the said East line to the point of beginning.

EXCEPTING THEREFROM all that portion thereof conveyed to the State of Oregon, by and through its State Highway Commission by deed recorded July 20, 1962, in Book 294, Page 553, Deed Records of Coos County, Oregon.

Section 31 - Lot 6; N 1/2 SW 1/4; SE 1/4 SW 1/4.

Section 33 - E 1/2 NE 1/4 NE 1/4; SE 1/4 NE 1/4; E 1/2 SE 1/4; SW 1/4 NE 1/4 and the NW 1/4 SE 1/4, EXCEPTING THEREFROM that part heretofore sold to James A. Peart, et ux, by deed recorded in Book 233, Page 707, Deed Records of Coos County, Oregon, more particularly described as follows: Begin at the center of said Section 33; thence North along the North and S 1/4 Section line 250 feet; thence East 650 feet; thence South 1570 feet to the South line of the NW 1/4 SE 1/4; thence West 650 feet to the North and S 1/4 Section line; thence North to the place of beginning.

Section 34 - W 1/2 NE 1/4; W 1/2; NW 1/4 SE 1/4.

TOWNSHIP 29 SOUTH, RANGE 13 WEST, W.M.

Section 5 - Lot 2.

Lot 3, excepting therefrom those parts thereof heretofore conveyed by deeds recorded in Book 214 at Page 399, Book 231 at Page 20 and in Book 219 at Page 511, Coos County Deed Records.

81 4 2537

TOWNSHIP 29 SOUTH, RANGE 13 WEST, W.M. (cont.)

EXCEPTING THEREFROM all oil, gas and mineral rights on, in and under the same, as reserved by Scott Paper Company, a corporation, in Deed recorded April 19, 1963, in Book 300, Page 423, Deed Records of Coos County, Oregon.

ALSO all that portion of Section 5 as conveyed from Ellen M. Jorgensen, a widow, to Georgia-Pacific Corporation by Warranty Deed dated January 9, 1980, and recorded January 11, 1980, bearing Microfilm Reel No. 79-6-6797, Deed Records of Coos County, Oregon, being more particularly described as follows:

Government Lots 1, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16, of Section 5 in Township 29 South, Range 13 West of the Willamette Meridian, Coos County, Oregon.

EXCEPT: All that portion of Lots 5, 6, 11 and 12, lying North and West of the following lines; being South 84° 49' 53" West 310.75 feet from the Northeast corner of said Lot 6, said point being a 5/8-inch iron rod and the beginning of said line; thence South 00° 33' 57" East 1862.64 feet to a monument marking corner which is a spike in the East edge of a stump as shown on a survey map prepared by R. E. Stuntzner, and filed November 18, 1977 in the county Surveyor's office; thence South 85° 57' 18" West 2283.47 feet to a 5/8-inch iron rod set on the West boundary of said Section 5 and being South 00° 44' 03" East 596.40 feet from the W 1/4 1/4 corner of said Section 5, being the end of said line; BUT EXCEPTING FROM SAID EXCEPTED PARCEL, and giving and granting unto Buyer, the right to use in common with Seller, her heirs and assigns, all easements and rights of way benefitting the premises conveyed hereby including without limitation a right of way, through the portion of the above-described excepted parcel lying in Lots 5 and 6, 50 feet wide, being 25 feet of each side of the center line of the of the existing road and extending from the North boundary to the South boundary of such portion of the above-described parcel lying in Lots 5 and 6.

TOWNSHIP 29 SOUTH, RANGE 13 WEST, W.M. (cont.)

ALSO EXCEPTING all coal, oil and minerals together with rights of way for removing same as reserved in deed from Leo J. Cary, recorded July 2, 1946 in Book 162, Page 625, Deed Records of Coos County, Oregon.

## Section 6 - Lot 1,

EXCEPTING THEREFROM all oil, gas and mineral rights on, in and under the same, as reserved by Scott Paper Company, a corporation, in Deed recorded April 19, 1963, in Book 300, Page 423, Deed Records of Coos County, Oregon.

## Section 8 - W 1/2,

EXCEPTING THEREFROM all oil, gas and mineral rights on, in and under the same, as reserved by Scott Paper Company, a corporation, in Deed recorded April 19, 1963, in Book 300, Page 423, Deed Records of Coos County, Oregon.

## Section 17 - NE 1/4 NE 1/4,

EXCEPTING THEREFROM all oil, gas and mineral rights on, in and under the same, as reserved by Scott Paper Company, a corporation, in Deed recorded April 19, 1963, in Book 300, Page 423, Deed Records of Coos County, Oregon.

## Section 36 - SE 1/4 NE 1/4; E 1/2 SE 1/4.

TOWNSHIP 29 SOUTH, RANGE 14 WEST, W.M

## Section 22 - SE 1/4.

## Section 26 - NW 1/4.

TOWNSHIP 30 SOUTH, RANGE 10 WEST, W.M.

## Section 1 - Lots 1, 2, 3 and 4; W 1/2 SE 1/4; N 1/2 SW 1/4; S 1/2 NW 1/4.

## Section 3 - W 1/2 SW 1/4;

ALL of Lot 3 lying East of Coos Bay-Roseburg State Highway #42.

## Section 4 - Lots 1, 2, 3 and 4; S 1/2 N 1/2; S 1/2.



## TOWNSHIP 30 SOUTH, RANGE 10 WEST, W.M. (cont.)

Section 6 - Lots 6 and 7.

Section 8 - ALL, EXCEPTING the reservation of mineral rights, including the terms and provision thereof, as set out in deed from E. K. Wood Lumber Co., a corporation, to Paul B. Hult, et al, recorded February 14, 1956, in Book 248, Page 356, Deed Records of Coos County, Oregon.

Section 9 - E 1/2; NE 1/4 NW 1/4.

Section 10 - All, except the portion conveyed to the State of Oregon acting by its State Highway Department by deed recorded July 2, 1963, in Book 302, Page 114, Deed Records, and corrected by deed recorded March 11, 1964, in Book 307, Page 592, Deed Records, and except that portion of Section 10 lying within the following described boundaries:

Beginning at a post which is North 84° 14' West distant 30.24 chains from the Northeast corner of Section 15; thence West 1 chain to center of Middle Fork of Coquille River; thence following center of river South 53° 27' West 4.13 chains; thence following center of river South 15° 10' West 6.82 chains; thence following center of said river South 06° 25' East 2.75 chains; thence East 2 chains to post; thence along West boundary of State Highway North 21° 20' East 9.94 chains; thence along West boundary of highway North 03° 59' East 2.52 chains to the place of beginning.

Section 11 - E 1/2; E 1/2 W 1/2; NW 1/4 SW 1/4; SW 1/4 NW 1/4.

Section 12 - ALL.

Section 13 - S 1/2 N 1/2; S 1/2; except the portion conveyed to the State of Oregon acting by its State Highway Department by deed recorded July 2, 1963, in Book 302, Page 114 Deed Records, and corrected by deed recorded March 11, 1964, in Book 307, Page 592, Deed Records.

Section 14 - SW 1/4; N 1/2, EXCEPT that portion conveyed to the State of Oregon acting by its State Highway Department by deed recorded July 2, 1963, in Book 302, Page 114, Deed Records, and corrected by deed recorded March 11, 1964, in

TOWNSHIP 30 SOUTH, RANGE 10 WEST, W.M. (cont.)

Book 307, Page 592, Deed Records of Coos County, Oregon.

ALSO all rights in UNIT A, as hereinafter described, by virtue of that certain Abandonment Resolution #473 by the State Highway Commission on March 5, 1968, recorded on Microfilm Reel 68-5-28530, Records of Coos County, Oregon.

UNIT A:

All the land within the right of way boundaries of the Coos Bay-Roseburg Highway, State Primary Highway No. 35, as formerly routed lying outside the Northerly boundary of the Coos Bay-Roseburg Highway as now relocated from opposite-relocated Highway Engineer's Station 1100+30 to 1128+30, and located in Section 14, Township 30 South, Range 10 West, W.M., Coos County, Oregon.

EXCEPTING from the S 1/2 NE 1/4 and the SW 1/4 NW 1/4, all minerals of whatever nature, including coal, oil, mineral oil, together with mining rights, as reserved by Lawrence B. Jennings, et ux in deed recorded in Book 75, Page 176, Deed Records of Coos County, Oregon.

Section 15 - SE 1/4; N 1/2 SW 1/4; NW 1/4;

NE 1/4, EXCEPT the following:

1. That portion of Section 15 lying within the following described boundaries:

Beginning at a post which is North 84° 14' West distant 30.24 chains from the Northeast corner of Section 15; thence West 1 chain to center of Middle Fork of Coquille River; thence following center of river South 53° 27' West 4.13 chains; thence following center of river South 15° 10' West 6.82 chains; thence following center of said river South 06° 25' East 2.75 chains; thence East 2 chains to post; thence along West boundary of State Highway North 21° 20' East 9.94 chains; thence along West boundary of highway North 03° 59' East 2.52 chains to the place of beginning.

2. That portion conveyed to the State of Oregon acting by its State Highway Department by deed recorded July 2, 1963, in Book 302, Page 114, Deed Records, and corrected by deed recorded March 11, 1964, in Book 307, Page 592, Deed Records.

Section 16 - ALL.

Section 17 - NW 1/4 NE 1/4; N 1/2 NW 1/4.

Section 18 - Lots 9 and 10.

Section 19 - S 1/2 SE 1/4; NW 1/4 SE 1/4.

Section 20 - E 1/2; E 1/2 W 1/2.

Section 21 - ALL.

Section 22 - ALL.

Section 23 - S 1/2; NE 1/4.

Section 24 - ALL.

Section 25 - ALL.

Section 26 - ALL.

Section 27 - ALL.

Section 28 - ALL.

Section 29 - E 1/2; SW 1/4; S 1/2 NW 1/4.

Section 30 - Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12;  
E 1/2.

Section 31 - Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12;  
N 1/2 NE 1/4; SW 1/4 NE 1/4; SE 1/4.

Section 32 - ALL.

Section 33 - ALL.

Section 34 - ALL.

Section 35 - E 1/2; E 1/2 W 1/2; NW 1/4 SW 1/4; W 1/2  
NW 1/4.



Section 36 - ALL.

TOWNSHIP 30 SOUTH, RANGE 11 WEST, W.M.

Section 1 - Lots 3 and 4; S 1/2 NW 1/4; NE 1/4 SW 1/4.

Section 6 - Lots 1, 2, 3, 4 and 5; S 1/2 NE 1/4; SE 1/4;  
SE 1/4 NW 1/4.

Section 11 - Lots 1, 2, and 5; SW 1/4 NE 1/4; NW 1/4 SE 1/4.

EXCEPTING THEREFROM all oil, gas and mineral rights on, in and under the same, as reserved by Scott Paper Company, a corporation, in Deed recorded April 19, 1963, in Book 300, Page 423, Deed Records of Coos County, Oregon.

Sections 11  
and 12

- Lots 3 and 4 of Section 11 and the SW 1/4 SW 1/4 of Section 12, EXCEPTING the following described parcel of land situated in Lots 3 and 4 of Section 11 and the SW 1/4 of the SW 1/4 of Section 12, all in Township 30 South, Range 11 West of the Willamette Meridian in Coos County, Oregon: Beginning at a point on the Section line between Sections 11 and 12 which is 500 feet North of the corner common to Sections 11, 12, 13 and 14; and running thence West 750 feet, more or less, to the East boundary of the existing Rock Creek-Myrtle Creek County Road; thence along the East boundary of said road in a Northerly direction a distance of 1500 feet, more or less, to a point 2000 feet North of the South boundary of Section 11; thence East 660 feet, more or less, to the Section line between Sections 11 and 12 at a point 2000 feet North of the corner common to Sections 11, 12, 13 and 14; thence South along said Section line 700 feet; thence East a distance of 800 feet; thence South a distance of 400 feet; thence West a distance of 800 feet to the Section line between Sections 11 and 12 at a point 900 feet North of the corner common to Sections 11, 12, 13 and 14; thence South along said Section line to the place of beginning.

ALSO EXCEPTING THEREFROM all oil, gas and mineral rights on, in and under the same, as

TOWNSHIP 30 SOUTH, RANGE 11 WEST, W.M. (cont.)

reserved by Scott Paper Company, a corporation, in Deed recorded April 19, 1963, in Book 300, Page 423, Deed Records of Coos County, Oregon.

Section 12 - E 1/2 SW 1/4; NW 1/4 SW 1/4; NW 1/4.

EXCEPTING THEREFROM all oil, gas and mineral rights on, in and under the same, as reserved by Scott Paper Company, a corporation, in Deed recorded April 19, 1963, in Book 300, Page 423, Deed Records of Coos County, Oregon.

Section 16 - SE 1/4 SE 1/4; W 1/2 NE 1/4 SE 1/4; SE 1/4 NE 1/4 SE 1/4.

EXCEPTING from the NW 1/4 SE 1/4 and the SE 1/4 SE 1/4 SE 1/4, all minerals, oil, gas, etc. as reserved by Bishop Moore, et ux in deed recorded in Book 171, Page 611, Deed Records of Coos County Oregon.

Section 19 - S 1/2 SE 1/4 SW 1/4; SE 1/4.

EXCEPTING THEREFROM all oil and gas rights, together with rights of way to explore for and remove same, as conveyed to T. De La Rhue, et ux in Book 244, Page 597, Deed Records of Coos County, Oregon.

Section 20 - SW 1/4 SE 1/4; S 1/2 S 1/2 SW 1/4.

EXCEPTING THEREFROM all oil and gas rights, together with rights of way to explore for and remove same, as conveyed to T. De La Rhue, et ux in Book 244, Page 597, Deed Records of Coos County, Oregon.

Section 23 - NE 1/4.

Section 26 - E 1/2 SE 1/4; SW 1/4 SE 1/4; SE 1/4 SW 1/4.

Section 28 - W 1/2 SW 1/4.

Section 29 - NE 1/4 SW 1/4 NE 1/4; S 1/2 SW 1/4 NE 1/4; N 1/2 NW 1/4; SW 1/4 NW 1/4; S 1/2 SE 1/4 NW 1/4; SW 1/4.

EXCEPTING THEREFROM all oil and gas rights, together with rights of way to explore for and remove same, as conveyed to T. De La Rhue, et

ux in Book 244, Page 597, Deed Records of Coos County, Oregon.

S 1/2 SE 1/4.

All that part of the NE 1/4 NE 1/4.

Lying South of Alder and Myrtle Creeks.

Section 30 - E 1/2 E 1/2, EXCEPTING THEREFROM all oil and gas rights, together with rights of way to explore for and remove same, as conveyed to T. De La Rhue, et ux in Book 244, Page 597, Deed Records of Coos County, Oregon.

Lots 1, 2, 3 and 4; E 1/2 W 1/2; W 1/2 E 1/2.

Section 31 - E 1/2 NE 1/4; SE 1/4.

EXCEPTING THEREFROM all oil and gas rights, together with rights of way to explore for and remove same, as conveyed to T. De La Rhue, et ux in Book 244, Page 597, Deed Records of Coos County, Oregon.

Section 32 - W 1/2, EXCEPTING THEREFROM all oil and gas rights, together with rights of way to explore for and remove same, as conveyed to T. De La Rhue, et ux in Book 244, Page 597, Deed Records of Coos County, Oregon.

E 1/2.

Section 33 - W 1/2 SW 1/4; SE 1/4 NW 1/4.

Section 34 - E 1/2 E 1/2.

Section 35 - Lots 1, 2, 3, 4, 5, 6 and 7.

Section 36 - Lot 1 and the NW 1/4 SW 1/4, EXCEPTING THEREFROM all coal, minerals, together with the right to prospect for and remove the same reserved by State Land Board in Book 135, Page 427, Deed Records of Coos County, Oregon.

Lot 2; NE 1/4; NE 1/4 SE 1/4; NE 1/4 SW 1/4; S 1/2 NW 1/4.



Section 7 - SW 1/4;

All that portion lying Southwesterly of a line beginning at an iron pipe on the Section line between Sections 7 and 18; Township 30 South, Range 12 West, W.M. in Coos County, Oregon, said iron pipe being 60.0 feet West of the E 1/16 corner between said Sections 7 and 18; thence North to Mill Creek thence Westerly along Mill Creek to the West boundary of Samuel M. Dement Donation Land Claim #41.

Section 9 - E 1/2 SW 1/4 NW 1/4; NW 1/4 SW 1/4 NW 1/4;

ALSO: That portion of the E 1/2 NW 1/4 lying South of the following line: Beginning at a point South 15° 04' East 4.85 chains from the Northwest corner of Section 9; thence South 67° 45' East 41.37 chains, more or less, to the East boundary of said NW 1/4.

Section 17 - S 1/2 NE 1/4; NW 1/4 NE 1/4; Lot 1, EXCEPT that portion thereof described as follows:

Beginning at a point on the Section line between Sections 16 and 17, said point being South 00° 03' West, 716.62 feet from the Northeast corner of Section 17, said point being in the center of the Coquille River; thence North 50° 39' 55" West a distance of 533.78 feet; thence North 75° 00' West, 210 feet; thence leaving the center of said river South 50° 35' 10" East 796.68 feet to the Section line between Sections 16 and 17; thence North 00° 03' East 113 feet to the place of beginning, in Township 30 South, Range 12, West of the Willamette Meridian.

All that portion of the S 1/2 SW 1/4 lying Southerly of a line beginning at a point on the Section line between Sections 17 and 20, Township 30 South, Range 12 West, Willamette Meridian in Coos County, Oregon, said point being 294.2 feet East from the W 1/16 corner between said Sections 17 and 20, and is the intersection of a branch of Dement Creek and said Section line; thence Northwesterly along said branch of Dement Creek to the Dement Creek County Road; thence Southwesterly along the Dement Creek County Road to the Section line between Sections 17 and 18, Township 30

South, Range 12 West, Willamette Meridian in Coos County, Oregon.

Section 18 - All that portion of the SE 1/4 SE 1/4 lying Easterly of the Dement Creek County Road.

All those portions of Lots 1, 2 and 3, NW 1/4 NE 1/4 and the E 1/2 NW 1/4, lying Northwest-erly of a line beginning at an iron pipe on the Section line between Sections 13 and 24, Township 30 South, Range 13 West, Willamette Meridian in Coos County, Oregon 451.7 feet West from the S 1/4 corner of said Section 13; thence North 17° 13' East 188.8 feet to an iron pipe thence North 23° 13' East 351.7 feet to an iron pipe; thence North 35° 06' East 1,171.2 feet to an iron pipe on the West edge of a road; thence along the Northwest-erly edge of said road, North 17° 50' East 142.8 feet, North 05° 32' West 191.6 feet, North 30° 21' East 133.2 feet; North 54° 52' East 263.6 feet, South 72° 07' East 124.7 feet, South 51° 36' East 160.2 feet, South 77° 22' East 150.8 feet, South 87° 38' East 281.2 feet, South 60° 45' East 128.3 feet, North 63° 22' East 310.8 feet, South 57° 47' East 131.7 feet to an iron pipe on the Westerly edge of said road; thence South 80° 05' East 324.3 feet to an iron pipe; thence North 44° 48' East 210.5 feet to an iron pipe; thence North 42° 17' East 404.0 feet to an iron pipe; thence North 40° 22' East 546.2 feet to an iron pipe; thence North 71° 36' East 205.3 feet to an iron pipe; thence North 44° 04' East 411.8 feet to an iron pipe; thence North 33° 17' East 129.6 feet to an iron pipe; thence North 42° 31' East 218.5 feet to an iron pipe; thence North 36° 44' East 196.8 feet to an iron pipe; thence North 29° 09' East 240.6 feet to an iron pipe; thence North 51° 40' East 150.8 feet to an iron pipe; thence North 63° 08' East 313.1 feet to an iron pipe; thence North 65° 23' East 135.7 feet to an iron pipe; thence North 76° 46' East 160.8 feet to an iron pipe; thence North 77° 14' East 245.4 feet to an iron pipe; thence North 39° 42' East 199.7 feet to an iron pipe; thence North 67° 15' East 306.2 feet to an iron pipe; thence North 39° 35' East 247.7 feet to an iron pipe; thence South 85° 03' East 185.7

feet to an iron pipe; thence South 40° 23' East 148.3 feet to an iron pipe; thence South 39° 29' East 124.1 feet to an iron pipe; — thence South 86° 09' East 154.1 feet to an iron pipe; thence North 64° 39' East 187.9 feet to an iron pipe; thence North 41° 49' East 291.6 feet to an iron pipe; thence North 28° 49' East 87.2 feet to an iron pipe; thence North 47° 28' East 149.8 feet to an iron pipe; thence North 30° 17' East 93.8 feet to an iron pipe; thence North 21° 58' East 115.7 feet to an iron pipe; thence North 03° 48' East 328.6 feet to an iron pipe on the Section line between Sections 7 and 18, Township 30 South, Range 12 West, Willamette Meridian in Coos County, Oregon, 60.0 feet West from the E 1/16 corner between said Sections 7 and 18.

Section 20 - E 1/2; E 1/2 W 1/2; NW 1/4 SW 1/4; W 1/2 NW 1/4.

Section 29 - SW 1/4 NE 1/4.

Section 30 - Lots 2, 3 and 4; SE 1/4 E 1/2 SW 1/4; SE 1/4 NW 1/4.

Section 31 - Lots 1 and 4; NE 1/4; NW 1/4 SE 1/4; S 1/2 SE 1/4; E 1/2 W 1/2.

TOWNSHIP 30 SOUTH, RANGE 13 WEST, W.M.

Sections 1 and 12 - All those portions thereof described as follows:

Beginning at a point on the Section line, said point being North 872.0 feet from the Southwest corner of Section 12, Township 30 South Range 13 West of the Willamette Meridian, Coos County, Oregon; thence along a line fence as follows: South 52° 43' East 223.0 feet, South 58° 38' East 261.4 feet, North 84° 09' East 142.2 feet, South 80° 58' East 70.4 feet, North 48° 45' East 397.8 feet, North 54° 13' East 168.8 feet, North 11° 24' East 98.3 feet, North 00° 14' West 95.1 feet, North 13° 15' West 218.5 feet, North 7° 57' East 79.3 feet, North 22° 48' West 209.8 feet, North 13° 33' East 317.5 feet, North 17° 57' East 624.5



feet, North 19° 19' West 342.8 feet, North 36° 41' East 252.8 feet, North 13° 55' East 313.2 feet, North 26° 44' East 144.1 feet, North 46° 31' East 191.2 feet, North 27° 04' East 338.1 feet, North 10° 13' East 288.6 feet, North 20° 15' East 361.0 feet, North 49° 37' East 492.1 feet, North 54° 38' East 238.9 feet, North 62° 54' East 267.3 feet, North 66° 29' East 305.1 feet, North 08° 42' East 351.1 feet, North 03° 54' West 190.1 feet, North 04° 38' West, 440.5 feet, North 13° 43' East 68.9 feet, North 09° 33' East 367.9 feet, North 13° 57' East 218.3 feet, North 40° 58' East 745.6 feet, North 36° 38' East 343.7 feet; thence South to the Southwest corner of the NE 1/4 of the SE 1/4 of Section 1, Township 30 South, Range 13 West of the Willamette Meridian; thence East to the East boundary of said Section 1; thence South to the Southeast corner of Section 12, Township 30 South, Range 13 West; thence West to the Southwest corner of Section 12, of said Township and Range; thence North 872.0 feet to the point of beginning.

EXCEPTING reservations of minerals, oil and gas and rights of way, including the terms and provisions thereof, on the NE 1/4 SW 1/4 SW 1/4 and the S 1/2 SW 1/4 SW 1/4 of Section 12, Township 30 South, Range 13 West, W.M., by Bishop Moore, et ux, in Book 171, Page 611, Deed Record of Coos County, Oregon.

Section 2 - SW 1/4 SE 1/4.

Section 8 - SE 1/4, EXCEPTING all coal, oil, gas and other minerals, together with the right to prospect for, mine and remove the same, as reserved by State of Oregon in Book 184, Page 449, Deed Records of Coos County, Oregon.

Section 9 - N 1/2 SW 1/4; ALSO all that part of SE 1/4 SW 1/4 and SW 1/4 SE 1/4 lying North of the County Road.

EXCEPTING all coal, oil, gas and other minerals, together with the right to prospect for, mine and remove the same, as reserved by State of Oregon in Book 184, Page 449, Deed Records of Coos County, Oregon.

TOWNSHIP 30 SOUTH, RANGE 13 WEST, W.M. (cont.)

Section 11 - S 1/2 NE 1/4; NW 1/4 NE 1/4; N 1/2 SE 1/4;  
SE 1/4 SE 1/4; NE 1/4 SW 1/4; SE 1/4 NW 1/4.

Section 13 - N 1/2; N 1/2 SW 1/4; SW 1/4 SW 1/4;

All those portions of the N 1/2 SE 1/4, SW 1/4 S 1/4 and the SE 1/4 SW 1/4 lying Northwest-erly of a line beginning at an iron pipe on the Section line between Sections 13 and 24, Township 30 South, Range 13 West, Willamette Meridian in Coos County, Oregon, 451.7 feet West from the S 1/4 corner of said Section 13, thence North 17° 13' East 188.8 feet to an iron pipe; thence North 23° 13' East 351.7 feet to an iron pipe; thence North 35° 06' East 1,171.2 feet to an iron pipe on the West edge of a road; thence along the Northwesterly edge of said road, North 17° 50' East 142.8 feet, North 05° 32' West 191.6 feet, North 30° 21' East 133.2 feet; North 54° 52' East 263.6 feet, South 72° 07' East 124.7 feet, South 51° 36' East 160.2 feet, South 77° 22' East 150.8 feet, South 87° 38' East 281.2 feet, South 60° 45' East 128.3 feet, North 63° 22' East 310.8 feet, South 57° 47' East 131.7 feet to an iron pipe on the Westerly edge of said road; thence South 80° 05' East 324.3 feet to an iron pipe; thence North 44° 48' East 210.5 feet to an iron pipe; thence North 42° 17' East 404.0 feet to an iron pipe; thence North 40° 22' East 546.2 feet to an iron pipe; thence North 71° 36' East 205.3 feet to an iron pipe; thence North 44° 04' East 411.8 feet to an iron pipe; thence North 33° 17' East 129.6 feet to an iron pipe; thence North 42° 31' East 218.5 feet to an iron pipe; thence North 36° 44' East 196.8 feet to an iron pipe; thence North 29° 09' East 240.6 feet to an iron pipe; thence North 51° 40' East 150.8 feet to an iron pipe; thence North 63° 08' East 313.1 feet to an iron pipe; thence North 65° 23' East 135.7 feet to an iron pipe; thence North 76° 46' East 160.8 feet to an iron pipe; thence North 77° 14' East 245.4 feet to an iron pipe; thence North 39° 42' East 199.7 feet to an iron pipe; thence North 67° 15' East 306.2 feet to an iron pipe; thence North 39° 35' East 247.7 feet to an iron pipe; thence South 85° 03' East 185.7 feet to an iron pipe; thence South 40° 23'

## TOWNSHIP 30 SOUTH, RANGE 13 WEST, W.M. (cont.)

East 148.3 feet to an iron pipe thence south 39° 29' East 124.1 feet to an iron pipe; thence South 86° 09' East 154.1 feet to an iron pipe; thence North 64° 39' East 187.9 feet to an iron pipe; thence North 41° 49' East 291.6 feet to an iron pipe; thence North 28° 49' East 87.2 feet to an iron pipe; thence North 47° 28' East 149.8 feet to an iron pipe; thence North 38° 17' East 93.8 feet to an iron pipe; thence North 21° 58' East 115.7 feet to an iron pipe; thence North 03° 48' East 328.6 feet to an iron pipe on the Section line between Sections 7 and 18, Township 30 South, Range 12 West, Willamette Meridian in Coos County, Oregon; thence along the Northwesterly edge of said road, North 17° 50' East 142.8 feet, North 05° 32' West 191.6 feet, North 30° 21' East 133.2 feet; North 54° 52' East 263.6 feet, South 72° 07' East 124.7 feet, South 51° 36' East 160.2 feet, South 77° 22' East 150.8 feet, South 87° 38' East 281.2 feet, South 60° 45' East 128.3 feet; North 63° 22' East 310.8 feet, South 57° 47' East 131.7 feet to an iron pipe on the Westerly edge of said road; thence South 80° 05' East 324.3 feet to an iron pipe; thence North 44° 48' East 210.5 feet to an iron pipe; thence North 42° 17' East 404.0 feet to an iron pipe, thence North 40° 22' East 546.2 feet to an iron pipe; thence North 71° 36' East 205.3 feet to an iron pipe; thence North 44° 04' East 411.8 feet to an iron pipe; thence North 33° 17' East 129.6 feet to an iron pipe; thence North 42° 31' East 218.5 feet to an iron pipe; thence North 36° 44' East 196.8 feet to an iron pipe; thence North 29° 09' East 240.6 feet to an iron pipe; thence North 51° 40' East 150.8 feet to an iron pipe; thence North 63° 08' East 313.1 feet to an iron pipe; thence North 65° 23' East 135.7 feet to an iron pipe; thence North 76° 46' East 160.8 feet to an iron pipe; thence North 77° 14' East 245.4 feet to an iron pipe; thence North 39° 42' East 199.7 feet to an iron pipe; thence North 67° 15' East 306.2 feet to an iron pipe; thence North 39° 35' East 247.7 feet to an iron pipe; thence South 85° 03' East 185.7 feet to an iron pipe; thence South 40° 23' East 148.3 feet to an iron pipe; thence South 39° 29' East 124.1 feet to an iron pipe; thence South 86° 09' East 154.1 feet to an



iron pipe; thence North 64° 39' East 187.9 feet to an iron pipe; thence North 41° 49' East 291.6 feet to an iron pipe; thence North 28° 49' East 87.2 feet to an iron pipe; thence North 47° 23' East 149.8 feet to an iron pipe; thence North 38° 17' East 93.8 feet to an iron pipe; thence North 21° 58' East 115.7 feet to an iron pipe; thence North 03° 48' East 328.6 feet to an iron pipe on the Section line between Sections 7 and 18, Township 30 South, Range 12 West, Willamette Meridian in Coos County, Oregon, 60.0 feet West from the E 1/16 corner between said Sections 7 and 18.

Section 14 - E 1/2; SW 1/4.

Section 15 - SE 1/4 SE 1/4.

Section 17 - NW 1/4 NE 1/4.

Section 21 - S 1/2 SE 1/4; SE 1/4 SW 1/4; S 1/2 NW 1/4;  
S 1/2 NE 1/4 NW 1/4.

Section 22 - N 1/2 NE 1/4.

Section 23 - N 1/2 NE 1/4; SW 1/4 NE 1/4; SE 1/4 NW 1/4;  
NW 1/4 NW 1/4.

Section 25 - SE 1/4 SE 1/4.

Section 27 - SE 1/4; W 1/2 NW 1/4.

Section 28 - N 1/2 NE 1/4; NE 1/4 NW 1/4.

Section 35 - SW 1/4; S 1/2 NW 1/4.

Section 36 - N 1/2 NE 1/4; SW 1/4 NE 1/4; NE 1/4 SW 1/4;  
SE 1/4 NW 1/4.

TOWNSHIP 30 SOUTH, RANGE 14 WEST, W.M.

Section 1 - Lots 5 and 12.

Section 2 - Lots 1, 8 and 9.

Section 5 - Lot 1.

TOWNSHIP 31 SOUTH, RANGE 10 WEST, W.M.

81 4 2552

- Section 1 - Lots 1, 2, 3 and 4; S 1/2 N 1/2; S 1/2.
- Section 2 - Lots 1, 2, 3, 4 and SE 1/4 NW 1/4, EXCEPTING the oil, mineral and gas as reserved by Coos County in Quit Claim Deed recorded April 23, 1956 in Book 226, Page 402, Records of Coos County, Oregon.  
S 1/2 NE 1/4; S 1/2; SW 1/4 NW 1/4.
- Section 3 - Lots 1, 2, 3 and 4; S 1/2 N 1/2; S 1/2.
- Section 4 - Lots 1, 2, 3 and 4; S 1/2 N 1/2; S 1/2.
- Section 5 - Lots 1, 2, 3 and 4; S 1/2 N 1/2; S 1/2.
- Section 6 - Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14; S 1/2 NE 1/4; SE 1/4.
- Section 8 - ALL.
- Section 9 - N 1/2; N 1/2 S 1/2.
- Section 10 - ALL.
- Section 11 - ALL.
- Section 12 - ALL.
- Section 13 - ALL.
- Section 14 - ALL.
- Section 15 - NE 1/4; E 1/2 NW 1/4; S 1/2.
- Section 17 - SE 1/4 SW 1/4; SW 1/4 SE 1/4.
- Section 19 - Lots 7, 8, 9, 10, 11 and 12.
- Section 20 - N 1/2 N 1/2; SE 1/4.
- Section 21 - NE 1/4; S 1/2.
- Section 22 - ALL.
- Section 23 - ALL.
- Section 24 - ALL.
- Section 25 - ALL.
- Section 26 - ALL.

Section 27 - ALL.

Section 28 - ALL.

Section 29 - E 1/2.

Section 30 - Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12;  
S 1/2 SE 1/4.

Section 31 - Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12;  
E 1/2.

Section 32 - ALL.

Section 33 - ALL.

Section 34 - ALL.

Section 35 - ALL.

TOWNSHIP 31 SOUTH, RANGE 11 WEST, W.M.

Section 1 - Lots 1, 2, 3 and 4; S 1/2 N 1/2; S 1/2.

Section 2 - Lots 1 and 2; S 1/2 NE 1/4; SE 1/4.

Section 4 - SW 1/4.

Section 5 - Lots 2, 3 and 4; S 1/2 N 1/2; N 1/2 S 1/2.

Sections 5,  
7, 8 and  
18

- All that part of the S 1/2 S 1/2 of Section 5,  
N 1/2 NE 1/4, SW 1/4 NE 1/4, NW 1/4 SE 1/4,  
E 1/2 SW 1/4 of Section 7, N 1/2 NW 1/4 and  
NE 1/4 NE 1/4 of Section 8, Lots 1, 2 and the  
NE 1/4 NW 1/4 of Section 18 lying North,  
Northwesterly and Northeasterly of the follow-  
ing described line:

BEGINNING at a point on the West boundary line  
of Section 18, Township 31 South, Range 11  
West, W.M.; that is, 358.1 feet North of the  
W 1/4 corner of said Section 18; thence North  
63° 30' East 74.5 feet; thence North 13° 15'  
East 355.2 feet; thence North 28° 30' East  
598.9 feet; thence North 51° 30' East 64.9  
feet; thence North 63° 00' East 99.2 feet;  
thence North 46° 45' East 140.6 feet; thence



North 86° 00' East 129.5 feet; thence South 81° 45' East 259.3 feet; thence North 29° 00' East 187.4 feet; thence North 37° 45' East 86.0 feet; thence North 24° 30' East 125.1 feet; thence North 56° 15' East 260.1 feet; thence North 78° 00' East 106.0 feet; thence North 62° 45' East 300.4 feet; thence North 37° 15' East 146.5 feet; thence North 21° 45' East 415.0 feet; thence North 28° 15' East 261.5 feet; thence North 45° 30' East 150.6 feet; thence North 61° 30' East 81.2 feet to a 1-1/2 inch iron pipe; thence North 19° 00' East 329.6 feet; thence North 13° 00' East 108.4 feet; thence North 02° 00' East 126.2 feet; thence North 04° 00' West 135.1 feet; thence North 07° 30' West 115.2 feet; thence North 24° 30' West 231.0 feet; thence North 24° 00' East 265.5 feet; thence North 08° 00' East 89.3 feet; thence North 04° 00' West 123.6 feet; thence North 13° 00' East 268.2 feet; thence North 02° 30' West 126.4 feet; thence North 30° 00' East 211.7 feet; thence North 50° 45' East 295.4 feet; thence North 08° 30' East 326.5 feet to a 1 1/2 inch iron pipe; thence North 17° 30' East 199.5 feet; thence North 14° 45' West 134.5 feet; thence North 38° 45' East 281.00 feet; thence North 22° 45' East 200.0 feet; thence North 50° 30' East 199.0 feet; thence North 19° 30' East 353.7 feet; thence North 32° 00' East 198.8 feet; thence North 54° 30' East 143.9 feet; thence South 72° 45' East 132.4 feet; thence North 73° 00' East 292.5 feet; thence South 83° 30' East 229.4 feet; thence North 71° 00' East 94.0 feet; thence North 87° 00' East 273.1 feet; thence North 60° 00' East 231.5 feet; thence North 73° 00' East 224.7 feet; thence South 78° 30' East 32.6 feet to a 1 1/2 inch iron pipe that is 864.8 feet South of the corner common to Sections 5, 6, 7 and 8; thence South 78° 30' East 191.6 feet; thence North 76° 30' East 90.0 feet; thence North 51° 30' East 331.00 feet; thence North 73° 00' East 329.4 feet; thence North 37° 00' East 400.5 feet; thence North 74° 30' East 164.2 feet; thence South 84° 30' East 256.1 feet; thence North 74° 30' East 178.0 feet; thence North 84° 30' East 179.7 feet; thence North 69° 00' East 334.00 feet; thence North 89° 30' East 87.00 feet; thence North 62° 15' East 126.9 feet; thence North 85° 45' East 137.3

feet; thence North 63° 30' East 176.7 feet; thence North 89° 00' East 124.00 feet; thence North 73° 00' East 145.00 to a 1 1/2 inch iron pipe that is 291.6 North of the 1/4 corner common to Sections 5 and 8; thence North 59° 00' East 198.8 feet; thence South 88° 15' East 298.9 feet; thence South 86° 00' East 389.9 feet; thence North 69° 00' East 308.4 feet; thence North 82° 00' East 354.4 feet; thence North 65° 00' East 206.6 feet; thence North 87° 30' East 220.2 feet; thence South 82° 00' East 94.8 feet; thence North 87° 00' East 192.1 feet to a 1 1/2 inch iron pipe; thence South 06° 00' East 255.5 feet; thence South 51° 00' East 132.0 feet; thence South 36° 00' East 91.0 feet; thence South 23° 45' East 127.7 feet; thence South 22° 00' East 255.0 feet; thence East 274.0 feet to the common corner of Sections 4, 5, 8 and 9, Township 31 South, Range 11 West W.M.

Section 7 - E 1/2 NW 1/4.

Section 9 - SW 1/4 SW 1/4; N 1/2 SW 1/4; NW 1/4.

Section 11 - ALL.

Section 12 - ALL.

Section 13 - ALL.

Section 14 - ALL.

Section 15 - E 1/2; SW 1/4; S 1/2 NW 1/4; NE 1/4 NW 1/4.

Section 16 - ALL.

Section 17 - That part of the S 1/2 S 1/2 lying South of the South bank of Hayes Creek.

Section 19 - That part of the N 1/2 NE 1/4 lying South of the South bank of Hayes Creek.

Section 20 - E 1/2; SE 1/4 SW 1/4.

EXCEPTING THEREFROM the reservations of all fissionable materials, etc. as contained in Deed from U.S.A to Smith Wood Products, Inc., recorded September 9, 1948, in Book 185, Page 5, Deed Records of Coos County, Oregon.

All that part of the N 1/2 NW 1/4 lying South of the South bank of Hayes Creek.

Section 21 - NW 1/4 NE 1/4; N 1/2 NW 1/4.

Section 22 - NE 1/4 NE 1/4.

Section 23 - N 1/2; N 1/2 S 1/2.

Section 24 - NW 1/4 NW 1/4.

Section 25 - S 1/2; SE 1/4 NW 1/4.

Section 27 - S 1/2 S 1/2.

Section 29 - E 1/2; N 1/2 NW 1/4; N 1/2 S 1/2 NW 1/4.

EXCEPTING THEREFROM the reservations of all fissionable materials, etc. as contained in Deed from U.S.A to Smith Wood Products, Inc., recorded September 9, 1948, in Book 185, Page 5, Deed Records of Coos County, Oregon.

Section 30 - Lots 3 and 4.

Section 32 - NE 1/4; E 1/2 NW 1/4.

Section 33 - Lots 1, 2, 3, 4, 5, 6, 7, 10, 11 and 12; E 1/2 NW 1/4.

Section 34 - Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12; NE 1/4.

Section 35 - ALL.

Section 36 - ALL.

TOWNSHIP 31 SOUTH, RANGE 12 WEST, W.M.

Section 3 - N 1/2 SW 1/4; SW 1/4 SW 1/4.

EXCEPTING THEREFROM all oil, gas and mineral rights on, in and under the same, as reserved by Scott Paper Company, a corporation, in Deed recorded April 19, 1963, in Book 300, Page 423, Deed Records of Coos County, Oregon.

Section 6 - Lots 2, 3 and 4; SW 1/4 NE 1/4; NW 1/4 SE 1/4.



TOWNSHIP 31 SOUTH, RANGE 12 WEST, W.M. (cont.)

Section 9 - W 1/2 NE 1/4; SE 1/4; S 1/2 SW 1/4; NE 1/4 SW 1/4; SE 1/4 NW 1/4.

EXCEPTING THEREFROM all oil, gas and mineral rights on, in and under the same, as reserved by Scott Paper Company, a corporation, in Deed recorded April 19, 1963, in Book 300, Page 423, Deed Records of Coos County, Oregon.

Section 10 - Lot 2; S 1/2 NE 1/4; SE 1/4; S 1/2 SW 1/4; NE 1/4 SW 1/4.

EXCEPTING THEREFROM all oil, gas and mineral rights on, in and under the same, as reserved by Scott Paper Company, a corporation, in Deed recorded April 19, 1963, in Book 300, Page 423, Deed Records of Coos County, Oregon.

ALSO: That portion of the NE 1/4 NW 1/4 lying South of the Georgia-Pacific railroad right-of-way and East of Baker Creek; that portion of the S 1/2 NW 1/4 lying South and East of Baker Creek; and that portion of the NW 1/4 SW 1/4 lying South and East of Baker Creek; all in Section 10, Township 31 South, Range 12 West, Willamette Meridian, containing 107.5 acres more or less, in Coos County, Oregon.

Section 11 - Lot 4

Lot 5, except the tracts described in Deed Book 213 at Page 600 and in Deed Book 252 at Page 556, Deed Records of Coos County, Oregon.

Lot 12.

Lot 13.

EXCEPTING THEREFROM all oil, gas and mineral rights on, in and under the same, as reserved by Scott Paper Company, a corporation, in Deed recorded April 19, 1963, in Book 300, Page 423, Deed Records of Coos County, Oregon.

Section 15 - NE 1/4; S 1/2 NW 1/4; NW 1/4 NW 1/4.

EXCEPTING THEREFROM all oil, gas and mineral rights on, in and under the same, as reserved by Scott Paper Company, a corporation, in Deed

TOWNSHIP 31 SOUTH, RANGE 12 WEST, W.M. (cont.)

recorded April 19, 1963, in Book 300, Page 423, Deed Records of Coos County, Oregon.

NW 1/4 SW 1/4, EXCEPTING the reservation of all oil, mineral and gas in deed from Coos County to Harry H. Herzog and Zella B. Herzog, as recorded in Book 240, Page 314, Deed Records of Coos County, Oregon.

Section 20 - E 1/2; NE 1/4 SW 1/4; S 1/2 NW 1/4.

Section 22 - SE 1/4.

Section 24 - That part of Lot 1, NW 1/4 NE 1/4, S 1/2 NE 1/4, Lot 7, Lot 8, Lot 13 and Lot 14 lying Westerly of the West line of the existing road referred to in that certain 66 feet wide easement granted to the United States of America dated 11-30-55, and recorded 2-26-57 in Book 256, Page 642, the center line of said existing road being more particularly described as follows:

BEGINNING at a point in the center line of the existing road, which bears South 87° 04' West 934.1 feet from the Northeast corner of Section 24; thence along center line of existing road South 21° 15' West 152.4 feet; thence South 11° 30' West 88.3 feet; thence South 01° 15' East 137.4 feet; thence South 15° 00' East 461.6 feet; thence South 22° 15' East 162.1 feet; thence South 34° 30' East 227.1 feet; thence South 12° 15' East 111.7 feet; thence South 07° 30' West 185.7 feet; thence South 11° 15' East 252.0 feet; thence South 19° 00' East 301.1 feet; thence South 13° 15' East 304.6 feet; thence South 53° 00' West 376.7 feet; thence South 01° 45' West 357.3 feet; thence South 06° 00' East 377.1 feet; thence South 10° 15' West 236.2 feet; thence South 03° 15' East 244.6 feet; thence South 18° 30' East 888.2 feet; thence South 24° 00' East 308.8 feet; which is a point on the center line of road 340.4 feet North of the Southeast corner of Section 24.

TOWNSHIP 31 SOUTH, RANGE 13 WEST, W.M.

Section 2 - W 1/2 NE 1/4; SE 1/4 NE 1/4; SW 1/4; E 1/2 SW 1/4.

TOWNSHIP 32 SOUTH, RANGE 10 WEST, W.M.

81 4 2559

Section 3 - Lot 1; S 1/2 NE 1/4; SW 1/4 SW 1/4.

Section 4 - Lots 1, 2 and 5; SW 1/4 NE 1/4; W 1/2 W 1/2 SE 1/4 NE 1/4; E 1/2 SE 1/4 NW 1/4, EXCEPT parcel conveyed to School District #70 by deed recorded February 28, 1916, in Book 73, Page 51, Records of Coos County, Oregon.

ALSO: The following described land in Section 4, Townshp 32 South, Range 10 West W.m.:

Tract One:

Beginning on the West Section-line of said Section 4 at the Northwest corner of the SW 1/4 SW 1/4 of said Section 4; thence South 00° 35' West a distance of 484.7 feet; thence North 69° 15' East a distance of 214.5 feet; thence North 48° 32' East a distance of 584.3 feet to the 1/64th corner located at the Northeast corner of the NW 1/4 SW 1/4 SW 1/4 of said Section 4; thence North 88° 02' West a distance of 633.8 feet along the East and West 1/16 Section line to the point of beginning, containing, 4.033 acres, more or less.

Tract Two:

Beginning at the 1/64th corner located at the Northwest corner of the NE 1/4 NW 1/4 SW 1/4 of said Section 4; thence South 00° 41' West a distance of 1294.6 feet to the 1/64th corner located at the Northeast corner of the NW 1/4 SW 1/4 SW 1/4 of said Section 4; thence North 07° 40' East a distance of 1068.3 feet; thence North 46° 30' East a distance of 333.3 feet to the East and West 1/4 section line of said Section 4; thence North 89° 00' West a distance of 368.7 feet to the point of beginning, containing 2.916 acres, more or less.

Section 5 - Lots 1, 2 and 3; SW 1/4 SE 1/4; SW 1/4 SW 1/4.

Section 8 - W 1/2 SE 1/4; E 1/2 W 1/2; NW 1/4 SW 1/4; SW 1/4 NW 1/4.

Section 9 - S 1/2 NE 1/4; SE 1/4.

Section 18 - E 1/2 NE 1/4 NE 1/4; SE 1/4 NE 1/4; E 1/2 SE 1/4.



Section 19 - NW 1/4 NE 1/4; E 1/2 NW 1/4; Lot 2.

Excepting the right of Howard M. Bailey and Hettie K. Bailey, husband and wife, to enter upon the above described premises in Sections 18 and 19, Township 32 South, Range 10 West at reasonable times and to use a certain cabin situate in the SW 1/4 of U. S. Lot 2 in Section 19, Township 32 South, Range 10 West, W.M. Also, excepting a 50% share in any minerals, oils, natural gas or other phenomena situate on said premises, excepting the timber thereon, as heretofore reserved by said Howard M. Bailey and Hettie K. Bailey.

TOWNSHIP 32 SOUTH, RANGE 11 WEST, W.M.

Section 1 - Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10; SW 1/4.

Section 2 - Lots 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16; S 1/2.

Section 3 - Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16; S 1/2.

Section 4 - Lots 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16; S 1/2.

Section 6 - Lots 10, 11, 12, 13, 14, 15, 17 and 18; E 1/2 SW 1/4.

Section 7 - S 1/2 NE 1/4; SE 1/4 NW 1/4.

Section 8 - SW 1/4 NW 1/4.

Section 9 - E 1/2.

Section 10 - N 1/2; NE 1/4 SW 1/4; N 1/2 SE 1/4; SE 1/4 SF 1/4.

Section 11 - N 1/2; SW 1/4.

Section 15 - ALL.

Section 18 - Lot 1; NE 1/4 NW 1/4.

Section 21 - E 1/2 NE 1/4; NE 1/4 SE 1/4.

Section 24 - S 1/2 NW 1/4; N 1/2 SW 1/4.

Section 27 - W 1/2; SE 1/4.

TOWNSHIP 32 SOUTH, RANGE 12 WEST, W.M.

Section 1 - Lots 5, 6, 7, 10, 11, 12, 13 and 14; N 1/2 SW 1/4.

EXCEPTING the reservation of all mineral and mineral oil rights, as reserved in deed from Henry F. Chaney, Trustee, recorded June 30, 1931, in Book 114, Page 410 and in deed from Coos County, Oregon, recorded May 23, 1978, on Microfilm Reel No. 78-4-5861, Deed Records of Coos County, Oregon.

Lots 17 and 18, SW 1/4 SE 1/4; S 1/2 SW 1/4.

Section 2 - Lots 6, 7, 8, 9, 10 and 11.

EXCEPTING the reservation of all mineral and mineral oil rights, reserved in deeds from Coos County, Oregon, recorded August 12, 1953, in Book 229, Page 109, and recorded May 23, 1978, on Microfilm Reel No. 78-4-5861, Deed Records of Coos County, Oregon.

Section 9 - S 1/2 NE 1/4; N 1/2 SE 1/4.

EXCEPTING mineral and mineral oil rights, reserved in deed from Coos County, Oregon, recorded August 7, 1952, in Book 220, Page 287, Deed Records of Coos County, Oregon.

Section 11 - NE 1/4 NE 1/4; S 1/2 NE 1/4; SW 1/4.

Section 12 - Lots 1, 2, 3 and 4; W 1/2 E 1/2; NW 1/4; E 1/2 SW 1/4.

Section 13 - Lot 1; W 1/2 E 1/2; SW 1/4; S 1/2 NW 1/4; NE 1/4 NW 1/4.

Section 14 - N 1/2 NE 1/4; SE 1/4 NE 1/4; S 1/2 SW 1/4; NE 1/4 SE 1/4; S 1/2 SE 1/4.

Section 15 - Lot 16, Lot 25, SE 1/4.

Section 16 - ALL.

TOWNSHIP 32 SOUTH, RANGE 12 WEST, W.M. (cont.)

81 4 2562

Section 17 - ALL.

Section 18 - E 1/2 E 1/2.

EXCEPTING from all of the above conveyed land in Sections 16, 17 and 18 of Township 32 South, Range 12 West, W.M., all mineral oil rights and minerals, reserved by Coos County in deed recorded November 18, 1953, in Book 229, Page 175, Deed Records of Coos County, Oregon.

Section 22 - N 1/2 N 1/2; SE 1/4 NE 1/4; NE 1/4 SE 1/4.

Section 23 - NE 1/4 NE 1/4; S 1/2 N 1/2; N 1/2 S 1/2; S 1/2 SW 1/4; SW 1/2 SE 1/4.

Section 24 - W 1/2 E 1/2; N 1/2 SW 1/4; NW 1/4.

TOWNSHIP 33 SOUTH, RANGE 11 WEST, W.M.

Section 21 - SE 1/4.

Section 28 - N 1/2 N 1/2; SW 1/4 SW 1/4; N 1/2 SW 1/4; S 1/2 NW 1/4.

EXCEPTING all minerals and mineral rights on the N 1/2 NW 1/4, SE 1/4 NW 1/4 and the NE 1/4 SW 1/4, title to which is in Coos County.

ALSO EXCEPTING all minerals and mineral rights on the N 1/2 NE 1/4, together with prospecting and mining rights, as reserved by Graydon Anderson in deed to Evans Products Company, recorded in Book 277, Page 600, Deed Records of Coos County, Oregon.

ALSO EXCEPTING all minerals and mineral rights on the SW 1/4 NW 1/4 and the W 1/2 SW 1/4, together with prospecting and mining rights, as reserved by Sam H. Baker, et ux, et al, in deed to Evans Products Company, recorded in Book 171, Page 590, Deed Records of Coos County, Oregon.

Section 29 - SE 1/4, EXCEPTING all minerals and mineral rights, together with prospecting and mining rights, as reserved by Sam H. Baker, et ux, et al, in deed to Evans Products Company, re-



TOWNSHIP 33 SOUTH, RANGE 11 WEST, W.M. (cont.)

81 4 2563

corded in Book 171, Page 590, Deed Records of  
Coos County, Oregon.

Exhibit A

- 69 -

SALMON CREEK LOGGING ROAD

81 4 2564

COOS COUNTY

All the following described real property situated in the County of Coos, State of Oregon, including, but not limited to, the Coos Bay Timber Co. logging road known as the Salmon Creek Logging Road commencing in Powers, Oregon, and extending from that point in a Southwesterly direction:

PARCEL ONE:

A strip of land 100 feet in width conveyed to Pacific WHITE CEDAR Company by that certain deed dated and recorded June 21, 1935 in Book 123, Page 327, Deed Records of Coos County, Oregon, in which Olin Lay and Virne B. Lay appear as grantors.

PARCEL TWO:

Right of way 100 feet in width excepted and reserved by Coos Bay Lumber Company in that certain deed dated October 22, 1928, recorded November 22, 1928, in Deed Book 106, Page 459, Deed Records of Coos County, Oregon, in which Coos Bay Lumber Company is grantor and G. Dillard Wilson and Sylvia L. Wilson are grantees.

PARCEL THREE:

A strip of land 100 feet in width and being 50 feet on each side of the center line thereof described as follows:

Beginning at a point on the West line of Section 24, Township 31 South, Range 12 West, Willamette Meridian, in Coos County, Oregon, which lies 93 feet North, more or less, from the West 1/4 corner of said Section 24, and running thence as follows:

South 29° 6' East a distance of 257 feet; thence North 75° 29' East a distance of 200 feet; thence North 10° 58' East a distance of 67.3 feet; thence North 06° 38' East a distance of 154.4 feet; thence North 29° 10' East a distance of 47 feet to a point on the South boundary of the Coos Bay Timber Co.'s right-of-way, which lies North 179.05 feet and East 372.12 feet, more or less, of the West 1/4 corner of said Section 24, and containing 1.86 acres.

PARCEL FOUR:

A parcel of land in the NE 1/4 of Section 23, Township 31 South, Range 12 West, Willamette Meridian, more particularly described as follows:

Beginning at the East 1/4 corner of Section 23, Township 31 South, Range 12 West of the Willamette Meridian, Coos County, Oregon, thence North along the East boundary of said Section 23 a distance of 137.4 feet to a point on the South boundary of the Coos Bay Timber Co.'s right-of-way, thence Westerly and following said right of way boundary for a distance of 107 feet, thence South 29° 06' East for a distance of 179 feet to the point of beginning, containing 0.16 acres, more or less.

PARCEL FIVE:

A right of way for vehicular and trucking road 100 feet in width and being 50 feet on either side of the center line thereof across Lots 7 and 8, Section 23, Township 31 South, Range 12 West, Willamette Meridian, in Coos County, Oregon, more particularly described as follows:

Beginning at a point on the East line of Section 23, Township 31 South, Range 12 West of the Willamette Meridian which lies 187.4 feet North of the East 1/4 corner of said Section 23 and being Engineer's station 53+13.4, thence across Lots 8 and 7 of said Section 23 from said station 53+13.4 as follows, by a 12° curve right for 479.9 feet, thence North 28° 48' West for a distance of 231.7 feet, thence by an 08° curve to the left a distance of 460.0 feet, thence North 65° 36' West a distance of 195.0 feet, thence by an 08° curve left for a distance of 430 feet to station 71+00, thence from station 71+00, by a 07° curve left for a distance of 834.1 feet, thence South 21° 37' West for a distance of 415.2 feet, thence by a 10° curve right for a distance of 258.8 feet to Engineer's station 86+08.1 a point which falls on the East and West 1/4 line of said Section 23 and lies 2,285 feet West more or less from the East 1/4 corner of said Section 23, consisting of 7.56 acres.

PARCEL SIX:

Right, title and interest in real property conveyed to Coos Bay Lumber Company as described in Parcel Number 3 of that certain deed dated April 14, 1945, recorded May 19, 1945, in Book 156, page 73, Deed Records of Coos County, Oregon.



81 4 2586

PARCEL SEVEN:

Right, title and interest in real property owned by and vested in Coos Bay Lumber Company as described in and by virtue of decree of the Circuit Court of the State of Oregon for the County of Coos dated and filed June 4, 1954, in Albert H. Powers and Ruth Powers, Plaintiffs, v. Coos Bay Lumber Company, Defendant, case No. 15,769.

PARCEL EIGHT:

A strip of land 200 feet in width being 100 feet on either side of a center line described as follows:

Beginning at a point on the North line of Section 9, Township 32 South, Range 12 West of Willamette Meridian in Coos County, which point is Station 315+04.7 on the railroad survey of the Salmon Creek Spur of the Coos Bay Timber Co., and which point is 1841.5 feet West of the Northeast Section corner of said Section 9, which Section corner is marked by an iron pipe, and which said point, being Station 315+04.7, is 543.8 feet East of the 1/4 corner between Sections 4 and 9; thence across the NW 1/4 corner of the Northeast 1/4 Section 9, Township 32 South, Range 12 West of Willamette Meridian from said Station 315+04.7 on a 13° curve to the right a distance of 673.8 feet; thence South 84° 29' West a distance of 148.2 feet to Station 323+26.7 a point on the North and South center line of said Section 9, and which point is 432.8 feet South of the 1/4 corner between said Sections 4 and 9, containing 3.8 acres more or less; subject to right of way of a County Road 30 feet in width or such part thereof as may be located across said strip of land 200 feet in width described above, and which County Road was established by order of the County Court of Coos County, dated July 6, 1889, recorded Volume 4, Page 272, County Court Journal of Coos County.

81 4 2567

FAIRVIEW RAILROAD

COOS COUNTY

All the following described real property in Coos County, Oregon, including, but not limited to, the Coos Bay Timber Co. railroad as presently laid out, constructed and existing from Cedar Point to Fairview, in Coos County, Oregon:

GROUP I

PARCEL ONE:

A parcel of land located in the NW 1/4 of the NW 1/4 of Section 2; and in Lot 5 of Section 2, all in Township 28 South, Range 13 West, Willamette Meridian.

Beginning at the Northeast corner of said Section 2; thence North 89° 47' West along the North boundary of said Section 2 a distance of 88.1 feet; thence South 35° 16' West a distance of 130.7 feet; thence South 36° 18' West a distance of 51.1 feet; thence South 41° 46' West a distance of 73.1 feet; thence South 49° 38' West a distance of 68.3 feet; thence South 58° 15' West a distance of 89.6 feet; thence South 65° 19' West a distance of 63.2 feet; thence South 73° 55' West a distance of 58.7 feet; thence South 79° 22' West a distance of 83.2 feet, more or less; thence South 01° 43' East a distance of 24 feet, more or less to the Northerly right of way boundary of the SP Co.'s RR; thence following along the Northerly right of way boundary of said railroad in a Southeasterly direction a distance of 261 feet, more or less, to the center of Cunningham Creek; thence following the center of Cunningham Creek and upstream in a general Northeasterly direction a distance of 778 feet, more or less, to a point which intersects the North boundary of Section 1, Township 28 South, Range 13 West, Willamette Meridian; thence North 89° 47' West along the North boundary of said Section 1 a distance of 47 feet, more or less, to the point of beginning.

PARCEL TWO:

A strip of land 100 feet in width being 50 feet on each side of the following described center line in and across the SW 1/4 SE 1/4 and the SE 1/4 SW 1/4 and the NW 1/4 SE 1/4 of Section 7, Township 27 South, Range 11 West of the Willamette Meridian, as laid out and staked on the ground, containing 6.92 acres.

81 4 2503

Beginning at a point on the West line of the SE 1/4 SW 1/4 of Section 7, Township 27 South, Range 11 West, said point being 449.9 feet North of the Southwest corner of the SE 1/4 SW 1/4 of Section 7, Township 27 South, Range 11 West of the Willamette Meridian, Coos County, Oregon; thence North 61° 47' East 2872.2 feet; thence on the arc of a 04° 00' curve to the right having a central angle of 05° 36' for a distance of 140 feet to the East line of the NW 1/4 SE 1/4 of Section 7, Township 27 South, Range 11 West of the Willamette Meridian, Coos County, Oregon.

EXCEPTING THEREFROM that part thereof described as follows:

A strip of land 100 feet in width being 50 feet on each side of the following described center line in the SE 1/4 SW 1/4 of Section 7, Township 27 South, Range 11 West, Willamette Meridian:

Beginning at a point on the North boundary line of Coos Bay Timber Co. railroad right-of-way in the SE 1/4 SW 1/4 of said Section 7, which point is 982.46 feet North and 463.20 feet West of the 1/4 corner between Sections 7 and 18, Township 27 South, Range 11 West, Willamette Meridian; thence South 28° 13' East 50 feet to the true point of beginning, which point is on the center line of the Coos Bay Timber Co. railroad right-of-way; thence South 61° 47' West 1033.19 feet more or less to the West line of the SE 1/4 SW 1/4 of said Section 7, containing 2.37 acres more or less.

PARCEL THREE:

A strip of land 100 feet wide, being 50 feet on each side of the following described center line:

Beginning at a point 627.5 feet South of the 1/4 corner common to Sections 7 and 8, Township 27 South, Range 11 West, Willamette Meridian, Coos County, Oregon, being Engineer's Station 221+97.1; thence North 85° 43' West a distance of 207.3 feet to Engineer's Station 219+89.8; thence following the arc of a 10° curve to the left having a central angle of 16° 30' a distance of 165 feet to Engineer's Station 218+24.8; thence South 77° 47' West a distance of 749 feet to Engineer's Station 210+75.8; thence following the arc of a 04° curve to the left having a central angle of 08° 38' a distance of 212.8 feet, more or less to Engineer's Station 208+63; said strip of land extending from the East line of the NE 1/4 SE 1/4 of Section 7, Township 27 South, Range 11 West of the Willamette Meridian to the West line thereof, said center line



81 4 2569

being as surveyed, staked and now laid out upon the ground and all said land being in the NE 1/4 SE 1/4 of said Section 7, in said Township and Range and all being in the County of Coos, State of Oregon.

PARCEL FOUR:

Beginning at a point on the North boundary line of the Coos Bay Timber Co. railroad right of way which point is 992.46 feet North and 463.20 feet West of the 1/4 corner between Section 7 and Section 18, Township 27 South of Range 11 West of the Willamette Meridian; thence North 28° 13' West a distance of 600.0 feet; thence North 61° 47' East a distance of 2090.7 feet to a point on the West right of way boundary line of the County Road; thence South 11° 57' West along the West boundary line of the County Road, a distance of 73.7 feet; thence South 13° 23' West along the West boundary line of the County Road right of way, a distance of 729.0 feet at which point the West boundary line of the County Road right of way intersects the North boundary line of the Coos Bay Timber Co. railroad right of way; thence South 61° 47' West along the North boundary line of the Coos Bay Timber Co. railroad right of way, a distance of 1558.5 feet to the point of beginning.

PARCEL FIVE:

Beginning at the Northwest corner of the NE 1/4 SE 1/4 of Section 7, Township 27 South, Range 11 West of the Willamette Meridian and running thence as follows: South 742.7 feet, more or less, to an iron pipe on the North boundary of the Coos Bay Timber Co.'s railroad, said point being tangent to a 04° curve right bearing North 73° 22' East, thence along the arc of a 04° curve to the right a distance of 225 feet; thence North 77° 52' East for 212.7 feet; thence North 13° 30' West for 83.4 feet; thence North 54° 30' West for 114.8 feet; thence North 13° 30' East for 123.2 feet to the center of the North Fork of the Coquille River; thence following the course of the North Fork of the Coquille River North 40° 15' West a distance of 490 feet, more or less, to the point of beginning (containing 3.92 acres, more or less).

EXCEPTING THEREFROM that part thereof more particularly described as follows:

Beginning at a point on the South boundary of the old County Road and on the West line of the NE 1/4 SE 1/4 of Section 7, Township 27 South, Range 11 West of the

81 4 2570

Willamette Meridian, Coos County, Oregon, which point is 254.36 feet South of the Northwest corner of the said NE 1/4 of the SE 1/4; running thence South 38° 38' East along the Southerly boundary of said old County Road 305.5 feet; thence South 53° 22' West 237.7 feet to the 1/4 1/4 section line; thence North along such 1/4 1/4 section line 380.47 feet to the place of beginning.

PARCEL SIX:

A strip of land 80 feet in width, being 40 feet on each side of the following described center line now surveyed, staked and laid out cross the NE 1/4 NW 1/4 and the N 1/2 NE 1/4 of Section 26, Township 27 South, Range 12 West of the Willamette Meridian, Coos County, Oregon;

Beginning at a point designated as Engineer's Station 2+13.9 a point on a curve 561 feet West of the 1/4 corner between Sections 23 and 26, Township 27 South, Range 12 West of the Willamette Meridian, Coos County, Oregon; thence following the arc of an 18° curve to the left, having a central angle of 42° 50' a distance of 238 feet to Engineer's Station 4+51.9; thence South 54° 35' East a distance of 78.1 feet to Engineer's Station 5+30, thence following the arc of a 16° curve to the right, having a central angle of 20° 18' a distance of 125.9 feet to Engineer's Station 6+56.9; thence South 34° 17' East a distance of 224.1 feet to Engineer's Station 8+81; thence following the arc of an 08° curve to the left, having a central angle of 16° 40' a distance of 208.3 feet to Engineer's Station 10+89.3; thence South 50° 57' East a distance of 105.7 feet to Engineer's Station 11+95; thence following the arc of an 18° curve to the left, having a central angle of 35° 30', a distance of 197.7 feet to Engineer's Station 13+92.7; thence South 86° 27' East a distance of 46.8 feet; to Engineer's Station 14+39.5; thence following the arc of a 16° curve to the right, having a central angle of 25° 08', a distance of 157.1 feet to Engineer's Station 16+10.2; thence South 61° 19' East a distance of 478.8 feet to Engineer's Station 20+89; thence following the arc of a 10° curve to the left having a central angle of 64° 30', a distance of 645 feet to Engineer's Station 27+34; thence North 54° 11' East a distance of 1350.3 feet to Engineer's Station 40+84.3, said point being on the West line of the Coquille-Burton Prairie County Road, and being 22.9 feet West and 2355.8 feet more or less North of the 1/4 section corner between Sections 25 and 26, Township 27 South, Range 12 West, Willamette Meridian, Coos County, Oregon.

81 4 2571

EXCEPTING THEREFROM all that portion thereof described as follows:

A strip of land 80 feet in width, being 40 feet on each side of the following described center line laid out across the NE 1/4 of the NW 1/4 of Section 26, Township 27 South, Range 12 West of the Willamette Meridian, Coos County, Oregon:

Beginning at a point designated as Engineer's Station 2+13.9, a point on a curve 561 West of the 1/4 corner between Sections 23 and 26, Township 27 South, Range 12 West, Willamette Meridian, thence following the arc of an 18° curve to the left, having a central angle of 42° 50', a distance of 238.0 feet to Engineer's Station 4+51.9; thence South 54° 35' East a distance of 78.1 feet to Engineer's Station 5+30, thence following the arc of a 16° curve to the right, having a central angle of 20° 18', a distance of 126.9 feet to Engineer's Station 6+56.9; thence South 34° 17' East, a distance of 224.1 feet to Engineer's Station 8+81; thence following the arc of an 08° curve to the left, having a central angle of 16° 40', a distance of 208.3 feet to Engineer's Station 10+89.3; thence South 50° 57' East, a distance of 31 feet more or less to a point on the East boundary of the NE 1/4 of the NW 1/4 of said Section 26 and containing 1.66 acres.

Miscellaneous rights of way to certain described timberlands as conveyed to Coos Bay Lumber Company by the following documents:

1. Deed dated March 6, 1929 and recorded March 26, 1929 in Book 107, Page 364, Coos County Deed Records, in which George W. Beale, et ux, appear as grantors.
2. Deed dated February 1, 1938 and recorded February 3, 1938, in Book 130, Page 615, Coos County Deed Records in which John William Cassady, et ux, appear as grantors.



81 4 2572

MAINLINE RAILROAD

COOS COUNTY

All the following described real property in the County of Coos, State of Oregon, including, but without limitation, the Coos Bay Timber Co. railroad as presently laid out, established, and existing from Myrtle Point to Powers, Oregon.

PARCEL ONE:

A strip of land 50 feet in width and on each side of and parallel to the following described line:

Beginning at and running from the point last above described, which is Station 507+78.2 following a 06° curve to the right, a distance of 896.8 feet to Station 516+75, on the line of said railroad, said Station being 400 feet West and 860 feet South of the 1/4 corner on said East line of Section 28.

PARCEL TWO:

A strip of land 50 feet in width and parallel to the East line of said Section 28, and on the West side thereof, along the following described line:

Along an 08° curve to the right, from said point 873.5 feet North of said 1/4 corner, a distance of 209.5 feet; thence South along said East line of said Section 28 a distance of 767.2 feet.

EXCEPTING AND RESERVING UNTO GEORGIA-PACIFIC CORPORATION, its successors and assigns, all that portion thereof described as follows:

A strip of land 50 feet in width and parallel to the East line of Section 28, Township 29 South, Range 12 West, and on the West side thereof, along the following described line:

Along an 08° curve to the right, from said point 873.5 feet North of said quarter corner, a distance of 209.5 feet; thence South along said East line of said Section 28 a distance of 165.5 feet to Station 501+76.5.

81 4 2573

PARCEL THREE:

A strip of land 50 feet in width, as at present surveyed and marked out, extending through and across the following described lands:

Beginning at a point on the section line 498.5 feet North of the 1/4 section corner on a line between Sections 27 and 28 in Township 29 South, Range 12 West of the Willamette Meridian, in Coos County, Oregon, and running thence North along said section line 4781.5 feet more or less to the 1/4 section corner; thence East 30 rods; thence South 4781.5 feet, more or less, to a point due East of the place of beginning, and thence West 80 rods to the place of beginning and more particularly described as being a strip of land 50 feet in width and 375 feet long on the East side of and parallel to the section line between Sections 27 and 28, Township 29 South, Range 12 West, and extending from a point 873.5 feet North to the 1/4 corner on the West side of said Section 27 to a point about 498.5 feet North of said 1/4 corner, known as Station 501+76.5 on the line of said railroad as shown by the plat thereof.

PARCEL FOUR:

A strip of land 50 feet in width as at present surveyed and marked out, extending through and across the following described lands:

Beginning at the 1/4 section corner on the line between Sections 27 and 28 in Township 29 South of Range 12 West of the Willamette Meridian, in Coos County, Oregon, and running thence North 498.5 feet along said section line; thence East 1488 feet to a cedar post marked C.S. set by an iron pipe 3/4 of an inch in diameter from which a fir 18 inches in diameter bears North 68° 45' West 64.5 feet; thence South 1818.5 feet more or less to the 1/4 1/4 section line running West and East through the center of the S 1/2 of said Section 27; thence West 1488 feet more or less along said line to the 1/4 1/4 section corner South of the place of beginning; thence North 1320 feet more or less to the place of beginning containing 62.08 acres, and more particularly described as being a strip of land 50 feet in width, along the East side of the Section line between Sections 27 and 28, Township 29 South, Range 12 West, beginning at said Station 501+76.5 which is a point 498.5 feet North of 1/4 corner between said Sections 27 and 28 and extending South and parallel with said line a distance of 498.5 feet to said 1/4 corner; also extending to a point 372 feet

81 4 2574

South of said 1/4 corner to Station 510+47 on the line of said railroad as shown by the survey and plat thereof.

PARCEL FIVE:

A strip of land 50 feet in width on each side and parallel to the following described line:

Beginning at a point at aforesaid Station 516+75, which is 860 feet South of and 400 feet West of the 1/4 corner on the East line of Section 28, Township 29 South of Range 12 West; thence by a 06° curve to the right, a distance of 165 feet to Station 518+40, which Station is 950 feet South and 530 West of said 1/4 corner on the East line of said Section 28.

PARCEL SIX:

A strip of land 100 feet in width, as at present surveyed and marked out, extending through and across the following described lands:

Beginning 14.12 chains West of the corner of Sections 27, 28, 33 and 34 in Township 29 South of Range 12 West of the Willamette Meridian, in Coos County, Oregon, and running thence West 4 chains; thence North 40 chains to the South line of Lot 9 of Section 28; thence West 2 chains to the Southwest corner of Lot 9; thence North 8.58 chains to the right bank of the Coquille River; thence down said right bank to a point due North of the place of beginning; thence South 43.50 chains to the place of beginning, containing 19 acres, more or less; also beginning 14.12 chains West of the corner of Sections 27, 28, 33 and 34, Township 29 South, Range 12 West of the Willamette Meridian, and running thence East 6.12 chains; thence North 40 chains; thence West 1 chain; thence North 12 chains to the right bank of the Coquille River; thence up said right bank to a point due North of the place of beginning; thence South 43.50 chains to the place of beginning, containing 26.25 acres more or less, and more particularly described as being a strip of land 50 feet in width on each side of and parallel to the following described line:

Beginning at a point at aforesaid Station 518+40 which is 950 feet South of and 530 feet West of the 1/4 corner on the East line of Section 28, Township 29 South, Range 12 West; thence running by a 06° curve to the right 132.6 feet; thence South 71° 40' West 575.4 feet to Station 525+48 on the line of said railroad,



81 4 2575

which point is 1185 feet South and 1205 feet West of the 1/4 corner on the East side of said Section 28.

PARCEL SEVEN:

A strip of land 100 feet in width, as at present surveyed and marked out, extending through and across the following described lands:

Alexander Jones Donation Claim Number 42, being parts of Sections 4, 5 and 8 in Township 30 South of Range 12 West of the Willamette Meridian, being bounded and described as follows, to-wit:

Beginning at the North meander post on left bank of the Coquille River, between Sections 4 and 5 in Township 30 South of Range 12 West of the Willamette Meridian, and running thence South 75° West 7 chains and 40 links; thence West 32 chains and 85 links; thence North 20 chains and 50 links; thence West 28 chains and 50 links; thence South 21 chains and 60 links to the left bank of said River; thence with meanders of river South 84° East 75 links; thence North 56° 30' East 8 chains and 40 links; thence South 11° East 6 chains and 25 links; thence South 30° 45' East 11 chains and 43 links; thence South 06° 15' East 22 chains and 90 links; thence South 55° East 13 chains; thence South 85° East 8 chains and 60 links; thence North 73° 30' East 6 chains and 50 links; thence North 35° East 4 chains; thence North 14° 30' East 9 chains; thence North 39° 30' East 12 chains; thence North 51° East 7 chains and 70 links; thence North 13° East 3 chains and 24 links; thence North 04° East 5 chains and 30 links; thence North 16° East 4 chains and 6 links; thence North 16° East 6 chains and 70 links; thence North 28° East 6 chains; thence North 40° East 6 chains and 70 links; thence North 12° West 3 chains and 10 links; thence North 61° West 2 chains and 70 links; and thence West 6 chains and 5 links to the place of beginning, containing 319.25 acres and more particularly described as begin a strip of 50 feet in width on each side of the center of the following described line:

Beginning at a point in the middle of the South Fork of the Coquille River at said Station 521+50, said point being about 100 feet West and 527 feet South of the 1/4 corner on the East side of Section 5, Township 30 South, Range 12 West; thence South 08° 5 1/2' East a distance of 912.8 feet; thence by an 08° curve to the right 566.6 feet; thence South 37 degrees 14 minutes West a distance of 1787.6 feet; thence by a 06° curve right a distance of 1085.5 feet; thence North

81 4 2576

75° 1/2' West a distance of 847.5 feet to Station 673+50 on the line of said railroad, at the center of the South Fork of the Coquille River, said Station being about 390 feet West and 860 feet South from the 1/4 corner on the North side of Section 8, Township 30 South, Range 12 West.

PARCEL EIGHT:

A strip of land extending through and across Lot 6, Section 8, Township 30 South, Range 12 West, Willamette Meridian, said strip being 50 feet in width, and lying on each side of the following described line:

Beginning at a point on Station 730+80 on the line of said railroad and on the East line of Donation Land Claim No. 40, said point being 2090 feet North and 285 feet West of the 1/4 corner on the South line of Section 8, Township 30 South, Range 12 West; thence by an 08° curve to the right a distance of 407 feet; thence South 17° 18' East a distance of 202.1 feet to a point in the center of the South Fork of the Coquille River at Station 736+89.1 Back = Station 736+90 Ahead, on the line of said railroad, said station being about 1480 feet North and 60 feet West of the 1/4 corner on the South line of said Section 8, Township 30 South of Range 12 West.

PARCEL NINE:

A piece or parcel of land in the Northeast corner of Lot 2, Section 8, Township 30 South of Range 12 West, Willamette Meridian, described as follows:

Beginning at a point about 1160 feet North of the 1/4 corner on the South side of Section 8, Township 30 South, Range 12 West; thence North on the 1/4 line through said Section 8, 330 feet to a point opposite said Station 736+90 in the middle of the South Fork of the Coquille River; thence in a Westerly direction, at right angles to the line of railroad, 100 feet; thence South 17° 18' East on a line parallel to the center line of said railroad, 135 feet; thence on a line parallel to said center line of railroad, which is on a 08° curve to the left, a distance of 205 feet to place of beginning.

PARCEL TEN:

A strip of land 50 feet in width on each side of a center line described as follows:

Exhibit A

81 4 2577

Beginning at Station 738+25 on line of said railroad which is a point 1452 feet North of the 1/4 corner on the South side of Section 8, Township 30 South, Range 12 West, and 12 feet East of the North and South center lines of said Section 8; thence South 17° 18' East a distance of 87.5 feet to Station 738+24.9 on the line of said railroad; thence by an 08° curve to the left 386.3 feet; thence South 48° 9' East a distance of 3210.8 feet to a point at Station 774+22 on the line of said railroad, on the East line of Section 17, Township 30 South, Range 12 West, which point is 1072 feet South of the Northeast corner of said Section 17.

PARCEL ELEVEN:

As easement for a right of way for the construction, maintenance and operation of a railroad, and for all purposes incidental thereto, described as follows:

All that part of the William Rowland Donation Land Claim No. 37 in Sections 27 and 34 lying North and West of the Coquille River, all in Township 30 South, Range 12 West of the Willamette Meridian, in Coos County, Oregon, and more particularly described as being a strip of land 50 feet in width on each side of a line described as follows:

Beginning at Station 996+92, which is a point 1095 feet East of the Northwest corner of Donation Claim No. 37; thence South 22° 45' West 2853 feet to Station 1025+50, which is a point 240 feet North and 420 feet East of the 1/4 corner on the West line of Section 34, Township 30 South of Range 12 West and is on the West line of said Donation Claim No. 37.

EXCEPTING AND RESERVING UNTO GEORGIA-PACIFIC CORPORATION, its successors and assigns, all that portion thereof described as follows:

All that part of the William Rowland Donation Land Claim No. 37 in Sections 27 and 34 lying North and West of the Coquille River, all in Township 30 South, Range 12 West of the Willamette Meridian, in Coos County, Oregon, and more particularly described as being a strip of land 50 feet in width on each side of a line described as follows:

Beginning at Station 996+92 which is a point 1095 feet East of the Northwest corner of Donation Claim No. 37; thence South 22° 45' West 1800 feet more or less to a point on the Northerly



81 4 2578

boundary of the Rowland Creek County Road crossing.

PARCEL TWELVE:

As easement for a right of way for the construction, maintenance and operation of a railroad and for all purposes incidental thereto, described as follows: A strip of land 50 feet in width on each side of the following described line:

Beginning at said Station 1025+50, which is a point on the West line of Donation Claim No. 37, and is 240 feet North and 420 feet East of the 1/4 corner on the West side of Section 34, Township 30 South of Range 12 West; thence South 22° 45' West 270 feet to Station 1028+20, on the line of said railroad, which is a point 320 feet East of the 1/4 corner on the West line of said Section 34.

PARCEL THIRTEEN:

An easement for a right of way for the construction, maintenance and operation of a railroad and all purposes incidental thereto, described as follows: A strip of land 50 feet in width on each side of the following described line:

Beginning at said Station 1028+20, which is a point 320 feet East of the 1/4 corner on the West line of Section 34, Township 30 South of Range 12 West, thence South 22° 45' West 1217.3 feet; thence by a 04° curve to the left a distance of 218 feet to Station 1042+55.3 on the line of said railroad, which is a point about 200 feet West of the Northeast corner of the SE 1/4 SE 1/4 of Section 33, Township 30 South of Range 12 West.

PARCEL FOURTEEN:

An easement for a right of way for the construction, maintenance and operation of a railroad and for all purposes incidental thereto described as follows: A strip of land 50 feet in width on each side of the following described line:

Beginning at said Station 1042+55.3, which is a point 200 feet West of the Northeast corner of the SE 1/4 SE 1/4 of Section 33, Township 30 South of Range 12 West; thence by a 04° curve to the left 342 feet; thence South 00° 09' West 578.5 feet; thence by a 05° curve

31 4 2579

to the left 384.2 feet to Station 1055+60, which is a point on the South line of said Section 33, 175 feet West of the Southeast corner of said section.

PARCEL FIFTEEN:

A strip of land 100 feet in width, as at present surveyed and marked out, extending through and across the following described lands:

Lot 1, Section 4, in Township 31 South of Range 12 West of the Willamette Meridian, in Coos County, Oregon, and more particularly described as being a strip of land 50 feet in width on each side of a line described as follows: A strip of land 50 feet in width on each side of the following described line:

Beginning at said Station 1055+60, which is a point 175 feet West of the Northeast corner of Section 4, Township 31 South, Range 12 West; thence by a 05° curve to the left 314.8 feet; thence South 34° 48' East 50.2 feet to Station 1059+25, which is a point 320 feet South of the Northeast corner of said Section 4.

PARCEL SIXTEEN:

A strip of land 50 feet in width extending over and across Lot 3, Section 3, Township 31 South, Range 12 West, Willamette Meridian, on each side of the following described line:

Beginning at Station 1094+80 of said railroad, which is a point 1280 feet South of the 1/4 corner on the North line of Section 3, Township 31 South, Range 12 West, thence South 45° 29' East 613.4 feet; thence by a 12° curve to the left 129.9 feet; thence South 61° 04' East 230.6 feet; thence by a 12° curve to the right a distance of 785 feet to Station 1112+75 on the line of said railroad, which is a point 1676 feet West of the 1/4 corner on the East line of said Section 3.

PARCEL SEVENTEEN:

A right of way for the construction, maintenance and operation of a railroad and for all purposes incidental thereto, described as follows: 50 feet in width on each side of the following described line:

Beginning at said Station 1112+75, which is a point 1676 feet West of the 1/4 corner on the East line of

81 4 2580

Section 3, Township 31 South of Range 12 West; thence by a 12° curve to the right 142 feet; thence South 50° 10' West 180 feet; thence by a 12° curve to the right 180 feet; thence South 71° 46' West 208.8 feet; thence by a 12° curve to the left 459 feet; thence South 16° 41' West 255.2 feet to Station 1127+00 on the line of said railroad, which is a point 1684 feet due North of the 1/4 corner on the South line of said Section 3, said right of way to cross Lot 5 of Section 3, Township 31 South, Range 12 West, Willamette Meridian.

PARCEL EIGHTEEN:

A strip of land 50 feet in width on each side of the following described line:

Beginning at Eng. Station 1127+00, which is a point 1684 feet North of the 1/4 corner on the South line of Section 3, Township 31 South of Range 12 West; thence South 16° 41' West 349.1 feet to Station 1130+49.1, which is a point 110 feet West of the Northeast corner of the SE 1/4 of SW 1/4 of said Section 3.

PARCEL NINETEEN:

A strip of land 50 feet in width on each side of the following described line:

Beginning at said Station 1130+49.1, which is a point 110 feet West of the Northeast corner of the SE 1/4 of the SW 1/4 of Section 3, Township 31 South of Range 12 West; thence South 16° 41' West 945 feet; thence by a 12° curve to the left 401.3 feet to Station 1144+53, on the line of said railroad, which is a point on the South line of said Section 3, 313 feet West of the 1/4 corner on the South line of said Section 3.

PARCEL TWENTY:

The following described land being in Section 3, Township 31 South, Range 12 West, Willamette Meridian:

Beginning at a point on the South boundary of said Section 3, which lies 107 feet West of the S 1/4 corner; thence North 250 feet; thence West 301 feet to the West boundary of a railroad right of way; thence South 250 feet; thence East 301 feet to the place of beginning.



81 4 2581

PARCEL TWENTY ONE:

An easement for right of way for the purpose of a public railroad over and upon the following strip or tract of land situated in the aforesaid County and State;

A strip of land 50 feet in width on each side of the following described line:

Beginning at said Station 1144+53.0 which is a point 313 feet West of the 1/4 corner on the North line of Section 10, Township 31 South of Range 12 West; thence by a 12° curve to the left 290.8 feet; thence South 66° 22' East 102 feet to Station 1148+45.8, on the line of said railroad which is a point 220 feet South of the 1/4 corner on the North line of said Section 10.

PARCEL TWENTY TWO:

A tract of land in Section 10, Township 31 South, Range 12 West, Willamette Meridian, particularly described as follows:

Beginning at the N 1/4 corner of Section 10, Township 31 South, Range 12 West of the Willamette Meridian, Coos County, Oregon, thence West from said point of beginning and following the North boundary of said Section 10 a distance of 432 feet, thence South-easterly and parallel to the Westerly right-of-way boundary of the Coos Bay Timber Co.'s railroad for a distance of 540 feet, more or less, to a point on the North and S 1/4 line of said Section 10, thence North and following said North and S 1/4 line a distance of 336 feet, more or less, to the point of beginning. Consisting of 2.27 acres less land within the boundaries of the present Coos Bay Timber Co.'s existing railroad right of way; there being 0.81 acres, more or less, hereby conveyed.

PARCEL TWENTY THREE:

A strip of land 50 feet wide on each of the following described line:

Beginning at said Station 1148+45.8, which is a point 220 feet South of the 1/4 corner on the North line of Section 10, Township 31 South of Range 12 West; thence South 66° 22' East 877 feet; thence by a 04° curve to the left 277.3 feet; South 77° 27' East 217.4 feet; thence by a 06° curve to the right 43 feet to Station 1162+60.5 in the line of said railroad; which is a

81 4 2582

point 710 feet South of the Northeast corner of the NW 1/4 NE 1/4 of said Section 10.

PARCEL TWENTY FOUR:

An easement for right of way for the purpose of a public railroad over and upon the following strip or tract of land situated in the aforesaid County and State;

A strip of land 50 feet in width on each side of the following described line:

Beginning at said Station 1162+60.5, which is a point 710 feet South of the Northwest corner of the NE 1/4 NE 1/4 of Section 10, Township 31 South, Range 12 West; thence by a 06° curve to the right 340.1 feet; thence South 54° 28' East 1237.4 feet to a point on the section line 1581 feet South of the Northeast corner of said Section 10; thence South 54° 28' East 967.4 feet; thence by an 08° curve to the left 565 feet to Station 1193+70.4 which is a point 2242 feet South of the Northeast corner of the NW 1/4 NW 1/4 of Section 11, Township 31 South, Range 12 West, Willamette Meridian.

PARCEL TWENTY FIVE:

An easement for a right of way for the construction, maintenance and operation of a railroad and all purposes incidental thereto, described as follows:

A strip of land 50 feet in width on each side of the following described line:

Beginning at said Station 1193+70.4, which is a point 2242 feet South of the Northwest corner of the NE 1/4 NW 1/4 of Section 11, Township 31 South of Range 12 West; thence by an 08° curve to the left 228.4 feet; thence North 62° 04' East 521.2 feet; thence by an 08° curve to the right 812 feet; thence South 52° 58' East 1201.3 feet; thence by an 08° curve to the left 298.7 feet; thence 3 feet to Station 1224+35 on the line of said railroad, which is a point 156.0 feet South of the Northeast corner of the NW 1/4 SE 1/4 of said Section 11.

PARCEL TWENTY SIX:

An easement for right of way for the purpose of a public railroad over and upon the strips or tracts of land

81 4 2583

situated in the County of Coos and State of Oregon, described as follows, to-wit:

A strip of land 50 feet in width on each side of the following described line:

Beginning at said Station 1224+35 which is 156.0 feet South of the Northwest corner of the NE 1/4 SE 1/4 of Section 11, Township 31 South of Range 12 West; thence South 76° 50' East 285 feet; thence by a 12° curve to the right 190 feet; thence South 54° 02' East 258.4 feet; thence by an 08° curve to the left 543.5 feet; thence North 82° 29' East 183.1 feet to Station 1238+95 on the line of said railroad, which is a point on the East line of Section 11, 2147 feet North of the Southeast corner of said Section 11.

PARCEL TWENTY SEVEN:

A strip of land 50 feet in width on each side of the following described line:

Beginning at said Station 1238+95, which is 2147 feet North of the Southwest corner of Section 12, Township 31 South of Range 12 West; thence North 82° 29' East 488.7 feet; thence by an 08° curve to the right 1018.9 feet; thence South 16° 01' East 1779.4 feet to Station 1271+82, which is a point on the line between Section 12 and Section 13 and is 1805 feet East of the Southwest corner of said Section 12; thence South 16° 01' East 1560.3 feet; thence by a 06° curve to the right 302.8 feet; thence South 02° 09' West 320 feet to Station 1293+80 on the line of said railroad, at the center of the South Fork of the Coquille River, said station being 385 feet West and 3228 feet North of the 1/4 corner on the South line of Section 13, Township 31 South of Range 12 West.

EXCEPTING that portion thereof described as follows:

The following described portion of Parcel Number 10 of Group V of Schedule O of that certain deed from Coos Bay Timber Co. to Georgia-Pacific Corporation as recorded in Coos County Deed Book 298, Page 141:

A strip of land 100 feet wide, lying 50 feet on each side of the following described center line:

Beginning at the point of intersection of the center line of the old railroad right-of-way and the North boundary of Date Street, also known as First Street, and running thence North 16° 01' West 1513 feet, more or less, to a point on the line between Sections 12



81 4 2584

and 13, Township 31 South, Range 12 West, Willamette Meridian, which point is 1805 feet East of the Southwest corner of said Section 12; thence continuing North 16° 01' West 1779.4 feet; thence by an 08° curve to the left 300 feet, more or less, to a point from which the Northeast corner of the Powers Cemetery bears Southwesterly and radial to said 08° curve, a distance of 50 feet, more or less.

ALSO EXCEPTING that portion thereof described as follows:

The following described portions of Parcel Ten of Group V, Schedule O of that certain deed from Coos Bay Timber Co. to Georgia-Pacific Corporation as recorded in Coos County Deed Book 298, Page 141.

A parcel of land 100 feet wide, lying 50 feet on each side of the following described center line:

Beginning at Station 1293+80, which is in the center of the South Fork of the Coquille River, said station being 385 feet west and 3228 feet North of the 1/4 corner on the South line of Section 13, Township 31 South, Range 12 West of the Willamette Meridian and running thence from said Station 1293+80, North 02° 09' East 320 feet; thence by a 06° curve to the left for a distance of 302.8 feet; thence North 16° 01' West 50 feet more or less to the North boundary of Date Street.

81 4 2585

DORA-FAIRVIEW LOGGING ROAD

COOS COUNTY

The following described real property in Coos County, Oregon, including, but not limited to, the Coos Bay Timber Co. logging road, as now laid out, constructed and existing from Fairview to Dora, Oregon:

PARCEL ONE:

A strip of land 100 feet in width, being 50 feet on each side of the following described center line, to-wit:

Beginning at a point which is 1320 feet West and 669 feet North of the E 1/4 corner of Section 12, Township 28 South, Range 11 West of the Willamette Meridian, Coos County, Oregon; run thence North 84° 29' East a distance of 101 feet; run thence South 80° 19' East a distance of 639 feet; run thence South 86° 14' East a distance of 133 feet; run thence South 78° 32' East a distance of 412 feet; run thence South 66° 32' East a distance of 308 feet; run thence South 63° 26' East a distance of 113 feet; run thence South 80° 01' East a distance of 130 feet; to a point which is 251 feet North and 458 feet East of the E 1/4 corner of said Section 12; which point is on the Northernly boundary of the Coos Bay Wagon Road, and all of which center line is surveyed, laid out and staked on the ground.

PARCEL TWO:

A parcel of land located in the NE 1/4 of the SW 1/4 of Section 12, Township 28 South, Range 11 West of the Willamette Meridian, described as follows:

Beginning at the center of said Section 12 and run thence West along the East and West 1/4 line of said Section 12 a distance of 1,009.20 feet, thence South a distance of 330 feet, thence East a distance of 425 feet, thence North 71° 58' East a distance of 615 feet to a point on the North and South 1/4 line of said Section 12, thence North along the North and South 1/4 line of said Section 12 a distance of 150 feet to the point of beginning. Consisting of 6.44 acres.

Exhibit A

81 4 2586

PARCEL-THREE:

A strip of land 100 feet in width being 50 feet on either side of the center line located in the NW 1/4 of the SE 1/4, and SW 1/4 of the NE 1/4 of Section 12, Township 28 South, Range 11 West of the Willamette Meridian, which center line is described as follows:

Beginning at a point on the North and South 1/4 line of said Section 12 which lies 64.6 feet South of the center of said Section 12, and run as follows:

North 71° 58' East a distance of 227 feet, thence  
North 55° 44' East a distance of 235 feet, thence  
North 30° 12' East a distance of 457 feet, thence  
North 79° 09' East a distance of 270 feet, thence  
North 69° 36' East a distance of 173 feet, thence  
North 84° 29' East a distance of 260 feet, to a point  
on the East line of the SW 1/4 of the NE 1/4 of said  
Section 12 which lies 669 feet North of the SE corner  
of the SW 1/4 of the NE 1/4 of said Section 12. Con-  
sisting of 3.72 acres.

PARCEL FOUR:

A strip of land 100 feet in width, being 50 feet on each side of the hereinafter described center line across the W 1/2 of the NW 1/4 of Section 12, Township 28 South, Range 11 West, Willamette Meridian, in Coos County, Oregon, which center line is more particularly described as follows:

Beginning at a point on the North line of said Section 12, which lies 164 feet East of the NW corner of said Section 12, running thence South 14° 10' East a distance of 25 feet; thence South 22° 30' East a distance of 93 feet; thence South 07° 00' West a distance of 88 feet, thence South 12° 00' West a distance of 90 feet, thence South 29° 50' West a distance of 86 feet; thence South 09° 00' West a distance of 46 feet; thence South 11° 00' East a distance of 122 feet; thence South 32° 00' East a distance of 68 feet; thence South 44° 15' East a distance of 55 feet; thence South 65° 40' East a distance of 200 feet; thence South 14° 15' East a distance of 200 feet, thence South 31° 20' East a distance of 61 feet; thence South 69° 03' East a distance of 184 feet; thence South 55° 26' East a distance of 199 feet; thence South 20° 58' East a distance of 230 feet; thence South 11° 15' East a distance of 230 feet; known as Engineer's Station 273+88, thence South 40° 33' East a distance of 124 feet; thence South 36° 41' East a distance of 88 feet; thence South 33° 46' East a distance of 100 feet, thence South 34° 41' East a



81 4 2587

distance of 70 feet; thence South 23° 35' East a distance of 84 feet; thence South 16° 31' East a distance of 68 feet; thence South 34° 02' East a distance of 125 feet; thence South 27° 19' East a distance of 47 feet to a point on the East line of the SW 1/4 of the NW 1/4 of said Section 12 which lies 492.3 feet North of the Southeast corner of the SW 1/4 of the NW 1/4 of said Section 12, containing 6.14 acres more or less.

PARCEL FIVE:

A strip of land 100 feet in width located in the SE 1/4 of the NW 1/4 of Section 12, Township 28 South, Range 11 West, Willamette Meridian, Coos County, Oregon, being 50 feet on each side of the center line thereof, which center line is described as follows:

Beginning at a point on the West line of the SE 1/4 of the NW 1/4 of Section 12, Township 28 South, Range 11 West of the Willamette Meridian which lies 492.3 feet North of the Southwest corner of the SE 1/4 of the NW 1/4 of said Section 12, thence across the SE 1/4 of the NW 1/4 of said Section 12 as follows:

South 27° 19' East a distance of 19 feet, thence South 15° 10' East a distance of 101 feet, thence South 56° 43' East a distance of 146 feet, thence South 51° 01' East a distance of 97 feet, thence South 45° 14' East a distance of 75 feet, thence South 20° 38' East a distance of 72 feet, thence South 21° 09' East a distance of 109 feet to a point on the South line of the SE 1/4 of the NW 1/4 of said Section 12, which lies 959.2 feet West of the center of said Section 12.

PARCEL SIX:

A strip of land varying in width as hereinafter designated from 60 feet to 120 feet, across Lots 8, 9 and 16 of Section 27, and the NE 1/4 of the NE 1/4 of Section 34, all in Township 27 South, Range 11 West, Willamette Meridian, in Coos County, Oregon, containing 12.8 acres, and specifically described as follows:

A strip of land on each side of the following described line as surveyed, staked and laid out on the ground, to-wit:

Beginning at a point on the South right-of-way boundary line of the Cherry Creek County Road which lies 58 feet South and 242.4 feet West of the Northeast corner of Lot 8, Section 27, Township 27 South of

81 4 2588

Range 11 West, Willamette Meridian, in Coos County, Oregon, which point is engineer's station P-51+74.3; thence South 12° 30' West a distance of 259.3 feet to engineer's station P-54+33.6, which equals engineer's station P-54+30; thence South 08° 10' East a distance of 170.0 feet to engineer's station P-56+00; thence South 08° 10' East 225.0 feet to engineer's station P-58+75; thence South 13° 40' East a distance of 99 feet to engineer's station P-59+74; thence South 24° 25' East 113 feet to engineer's station P-60+87; thence South 14° 30' East a distance of 113 feet to engineer's station P-62+00; thence South 07° 40' East 113 feet to engineer's station P-63+13; thence South 10° 30' West a distance of 103 feet to engineer's station P-64+16; thence South 29° 40' West a distance of 49 feet to engineer's station P-64+65, which equals engineer's station P-66+27; thence South 20° 30' West a distance of 28 feet to engineer's station P-66+55, which point is on the South line of Lot 8 of said Section 27, and which point is located 158 feet West, more or less, of the E 1/4 corner of said Section 27; thence South 20° 30' West 102 feet to engineer's station P-67+57; thence South 25° 40' West a distance of 15 feet to engineer's station P-67+72; thence South 25° 40' West 106 feet to engineer's station P-68+78; thence South 14° 00' West 163 feet to engineer's station P-70+41; thence South 05° 45' East a distance of 128 feet to engineer's station P-71+69; thence South 20° 30' East a distance of 124 feet to engineer's station P-72+93; thence South 16° 00' West a distance of 172 feet to engineer's station P-74+65; thence South 57° 00' West a distance of 152 feet to engineer's station P-76+17; thence South 41° 30' West a distance of 63 feet to engineer's station P-76+80; thence South 30° 00' West a distance of 70 feet to engineer's station P-77+50; thence South 19° 00' West 200 feet to engineer's station P-79+50; thence South 08° 30' West a distance of 152 feet to engineer's station P-81+02; thence South 10° 30' East a distance of 33 feet to engineer's station P-81+35, which point is on the South line of said Lot 9 of said Section 27, and lies 490 feet West of the Southeast corner of said Lot 9; thence South 10° 30' East a distance of 45 feet to engineer's station P-81+80; thence South 18° 15' West a distance of 94 feet to engineer's station P-82+74; thence South 01° 00' East a distance of 192 feet to engineer's station P-84+66; thence South 12° 50' West a distance of 109 feet to engineer's station P-85+75; thence South 09° 00' West a distance of 218 feet to engineer's station P-87+93; thence South 22° 40' East a distance of 56 feet to engineer's station P-88+49; thence South a distance of 126 feet to engineer's station P-89+75; thence South 14° 50' West a distance of 104 feet to engineer's station P-90+79; thence South

Exhibit A

81 4 2589

02° 10' West a distance of 170 feet to engineer's station P-92+49; thence South 03° 00' East a distance of 150 feet to engineer's station P-93+99; thence South 04° 00' West a distance of 84 feet to a point on the South line of said Section 27 which lies 580 feet West of the Southeast corner of said Section 27, and which point is engineer's station P-94+83; thence South 04° 00' West a distance of 18 feet to engineer's station P-95+01; thence South 10° 00' West a distance of 103 feet to engineer's station P-96+04; thence South 27° 45' West a distance of 136 feet to engineer's station P-97+40; thence South 14° 45' East a distance of 42 feet to engineer's station P-97+82; thence South 47° 50' East a distance of 218 feet to engineer's station P-100+00; thence South 47° 50' East a distance of 96 feet to engineer's station P-100+96; thence South 65° 00' East a distance of 143 feet to engineer's station P-102+39; thence South 16° 00' East a distance of 134 feet to engineer's station P-104+23; thence South 37° 20' East a distance of 115 feet to engineer's station P-105+38; thence South 64° 00' East a distance of 157 feet to engineer's station P-106+95 which is a point on the East line of said Section 34 which lies 866 feet South of the Northeast corner of said Section 34.

The line above described is a survey line of a strip of land of diverse widths on each side of said survey lines, which varying widths are particularly described as follows:

Commencing at said engineer's station P-51+74.3, and thence to station P-56+00, said right-of-way is 60 feet in width, being 30 feet on each side of said survey line; commencing at said station P-56+00 and running thence to station P-62+00 said right-of-way is 90 feet in width, being 50 feet on the Easterly side of said line and 40 feet on the Westerly side thereof; commencing at said station P-62+00, and running thence to station P-66+55 said strip is 100 feet wide, being 50 feet on each side of said line; commencing at engineer's station P-66+55, and thence to engineer's station P-67+72, said right-of-way is of the width of 100 feet, being 50 feet on each side of said survey line; commencing at said station P-67+72 and running thence to station P-77+50, said right-of-way is 100 feet in width, being 60 feet on the Easterly side of said line and 40 feet on the Westerly side thereof; commencing at said station P-77+50 and running thence to station P-81+35, said strip is 120 feet wide, being 50 feet on the Easterly side of said line and 70 feet on the Westerly side thereof; commencing at said engineer's station P-81+35, and thence to engineer's station P-100+00, said strip of land is 120 feet in

Exhibit A



81 4 2590

width, being 50 feet on the Easterly side of said line and 70 feet on the Westerly side thereof; commencing at said engineer's station P-106+00 and running thence to engineer's station P-106+05 on the East line of said Section 34, said strip of land and right-of-way is of the width of 100 feet, being 50 feet on each side of said line.

PARCEL SEVEN:

Begin at the Southwest corner of Section 16, Township 27 South, Range 11 West of the Willamette Meridian, Coos County, Oregon, and run thence as follows:

East along the South boundary of said Section 16 a distance of 800 feet; thence North  $36^{\circ} 18'$  West a distance of 1351.28 feet to a point which falls on the West boundary of said Section 16; thence South along the West boundary of said Section 16 a distance of 1089 feet to the point of beginning.

EXCEPTING THEREFROM all gold, silver, copper, coal, iron and other ores or minerals on or under said land with full right and power to explore for, mine and remove said ores or minerals at any time, all as reserved by Menasha Wooden Ware Company in deed recorded August 26, 1942, in Book 143, Page 470, Deed Records of Coos County, Oregon.

PARCEL EIGHT:

Beginning at the S 1/4 corner of Section 22, Township 27 South, Range 11 West, Willamette Meridian, Coos County, Oregon; thence Northerly along the North South center line of Section 22 a distance of 660 feet; thence North  $85^{\circ} 24'$  East a distance of 330 feet; thence Southerly to the Section line between Section 22 and Section 27 a distance of 660 feet; thence South  $85^{\circ} 24'$  West a distance of 330 feet to the S 1/4 corner of Section 22, Township 27 South, Range 11 West, being the point of beginning.

81 4 2591

BONE MOUNTAIN LOGGING ROAD

COOS COUNTY

All the following described real property in Coos County, Oregon, including, but not limited to, the Coos Bay Timber Co. logging road known as the Bone Mountain Logging Road, as presently laid out, constructed and existing:

PARCEL ONE:

A strip of land 100 feet in width, being 50 feet on each side of the following described center line:

Beginning at a point on the South boundary of the State Highway which lies 1165 feet North and 120 feet East, more or less, from the 1/4 section corner of Sections 14 and 15, Township 30 South, Range 10 West of Willamette Meridian, and running thence as follows:

South 49° 30' East a distance of 115.0 feet; thence South 61° 46' East for a distance of 117.0 feet; thence South 68° 06' East a distance of 155.0 feet; thence by a 50° curve to the right a distance of 288.0 feet; thence South 75° 54' West a distance of 71.0 feet; thence by a 20° curve to the left a distance of 208.8 feet; thence South 34° 09' West a distance of 254.0 feet; thence by a 30° curve to the right a distance of 176.7 feet; thence South 87° 09' West a distance of 93.0 feet; thence by a 20° curve to the left a distance of 152.5 feet; thence South 56° 39' West a distance of 158.8 feet; thence South 44° 29' West a distance of 272.0 feet; thence by a 30° curve to the left for a distance of 180.0 feet; thence South 09° 29' East a distance of 153.0 feet; thence by a 32° curve to the left a distance of 457.8 feet; thence North 24° 01' East a distance of 56.2 feet; thence by a 35° curve to the right for a distance of 390 feet; thence South 123 feet; thence by a 35° curve to the right for a distance of 45.5 feet; thence South 39° 31' West for a distance of 52.5 feet; thence by 50° curve to the left a distance of 232 feet to a point on the West line of Section 14, which lies 735.0 feet South, more or less, from the 1/4 section corner of Sections 14 and 15, Township 30 South, Range 10 West of the Willamette Meridian, all

81 4 2592

in Coos County, State of Oregon, and containing 8.46 acres more or less.

PARCEL TWO:

Beginning at a point on the West line of Section 14 which lies 234 feet South more or less from the 1/4 section corner of Sections 14 and 15, Township 30 South, Range 10 West of the Willamette Meridian; and running thence as follows:

South a distance of 300 feet; thence East for a distance of 65 feet; thence North for a distance of 300 feet; thence West a distance of 65 feet to the place of beginning, containing 0.44 acres, more or less.

PARCEL THREE:

A strip of land 100 feet in width, being 50 feet on each side of the following described center line:

Beginning at a point on the West line of Section 14 which lies 735 feet South more or less from the 1/4 section corner of Sections 14 and 15; Township 30 South, Range 10 West of the Willamette Meridian, and running thence as follows:

By a 50° curve to the left, a distance of 98.0 feet; thence by a 50° curve to the right for 215 feet; thence South 08° 03' East 450.0 feet; thence by a 22° curve to the left for a distance of 71.0 feet; thence South 21° 13' East a distance of 43.0 feet; thence by a 42° curve to the right for a distance of 104.0 feet; thence South 22° 11' West for 225.0 feet; thence by a 32° curve to the left for a distance of 198.0 feet; thence South 39° 04' East 260.0 feet; thence by a 30° curve to the right a distance of 99.0 feet; thence South 09° 24' East a distance of 293.0 feet; thence by a 22° curve to the right for a distance of 71.2 feet; thence South 06° 16' West for a distance of 158.8 feet, to a point on the South line of Section 14 which lies 598.0 feet East more or less from the Southwest corner of Section 14, Township 30 South, Range 10 West of Willamette Meridian, all in Coos County, State of Oregon, and contains 5.21 acres more or less.



PARCEL FOUR:

81 4 2593

A strip of land 100 feet in width, being 50 feet on each side of the following described center line:

Beginning at a point on the North line of Section 23, which lies 598.0 feet East more or less from the Northwest corner of Section 23, Township 30 South, Range 10 West of the Willamette Meridian, and running thence as follows:

South 06° 16' West for a distance of 22.0 feet; thence by a 86° curve to the left for a distance of 245.0 feet to a point on the North line of Section 23, which lies 728.0 feet East more or less from the Northwest corner of Section 23, Township 30 South, Range 10 West of the Willamette Meridian, all in Coos County, State of Oregon, and containing 0.62 acres more or less.

PARCEL FIVE:

A strip of land 100 feet in width, being 50 feet on each side of the following described center line:

Beginning at a point on the North line of Section 23 which lies 728.0 feet East more or less from the Northwest corner of Section 23, Township 30 South, Range 10 West of Willamette Meridian, and running thence as follows:

thence by an 86° curve to the left, the tangent of which bears South 23° 13' East a distance of 7.0 feet; thence North 29° 14' West for a distance of 28.0 feet; thence by a 30° curve to the right for a distance of 160 feet; thence North 18° 46' East for a distance of 664.0 feet; thence by a 44° curve to the right for a distance of 341.4 feet; thence South 10° 57' East 498.7 feet; thence by a 22° curve to the left for a distance of 75.4 feet; thence South 27° 33' East a distance of 282.6 feet to a point on the North line of Section 23, which lies 1262.0 feet West more or less from the 1/4 section corner of Sections 14 and 23, Township 30 South, Range 10 West of Willamette Meridian, all in Coos County, State of Oregon, and containing 4.72 acres, more or less.

PARCEL SIX:

A strip of land 100 feet in width, being 50 feet on each side of the following described center line:

81 4 2594

Beginning at a point on the North line of Section 23 which lies 1262.0 feet West more or less from the 1/4 section corner of Sections 14 and 23, Township 30 South, Range 10 West of the Willamette Meridian, and running thence as follows:

South 27° 33' East a distance of 50.0 feet; thence by a 22° curve to the left for a distance of 87.7 feet; thence South 46° 51' East a distance of 603.3 feet; thence by a 22° curve to the right for a distance of 67.8 feet; thence South 31° 56' East a distance of 422.2 feet; thence by a 22° curve to the right a distance of 117.7 feet; thence South 06° 02' East a distance of 61.3 feet; thence by a 30° curve to the right a distance of 178.6 feet; thence South 47° 33' West a distance of 143.4 feet; thence by a 30° curve to the right a distance of 57.2 feet; thence South 64° 43' West a distance of 100.8 feet; thence by a 30° curve to the right, a distance of 102.6 feet; thence North 84° 30' West a distance of 55.4 feet; thence by a 40° curve to the left a distance of 248.7 feet; thence South 04° 00' East a distance of 140.3 feet; thence by a 22° curve to the right a distance of 177.2 feet; thence South 35° 00' West a distance of 274.8 feet; thence by a 22° curve to the left a distance of 56.7 feet; thence South 22° 30' West a distance of 232.3 feet; thence by a 50° curve to the right a distance of 144.0 feet; thence North 87° 32' West a distance of 262.0 feet; thence by a 50° curve to the right a distance of 74.0 feet; thence North 52° 27' West a distance of 142.0 feet; thence by a 75° curve to the left a distance of 244.0 feet; thence South 60° 00' East a distance of 178.0 feet; thence by a 22° curve to the left a distance of 64.0 feet; thence South 74° 00' East a distance of 335 feet to a point on the East and West 1/4 section line of Section 23, said point being 1145.0 feet East, more or less, from the 1/4 section corner of Sections 22 and 23, Township 30 South, Range 10 West of the Willamette Meridian, all in Coos County, State of Oregon, and containing 10.60 acres more or less.

PARCEL SEVEN:

A strip of land fifty feet in width on each side of the following described center line, to-wit:

Exhibit A

81 4 2595

Beginning at a point which lies 730 feet East and 48 feet South from the Northwest corner of Section 23, Township 30 South, Range 10 West of the Willamette Meridian, thence through the NW 1/4 NW 1/4 of said section as follows:

South 49° 15' East a distance of 138 feet; thence South 03° 45' East a distance of 98 feet; thence South 45° 00' West a distance of 88 feet; thence South 07° 15' East a distance of 76 feet; thence South 33° 40' East a distance of 181 feet; thence South 02° 20' East a distance of 183 feet; thence South 61° 15' West a distance of 83 feet; thence North 75° 00' West a distance of 146 feet; thence North 89° 00' West a distance of 266.5 feet; thence South 88° 45' West a distance of 110 feet; thence South 81° 15' West a distance of 231.5 feet; thence South 72° 15' West a distance of 80.6 feet to a point on the West line of Section 23, which lies 782 feet South of the Northwest corner of said Section 23; all being on the NW 1/4 NW 1/4 of Section 23, Township 30 South, Range 10 West, Willamette Meridian, Coos County, Oregon.

And in addition to said 50 feet on each side of said center line, such additional adjacent area as may be reasonably required or convenient for the construction and maintenance of a trucking road upon and over said strip of land above described.

EXCEPTING from the herein described parcels Four, Six and Seven, all timber rights outside of the existing road prism on the 100 feet wide strips of land, as quitclaimed by Georgia-Pacific Corporation to A.W. Sweet in Reciprocal Right of Way and Road Use Agreement dated May 16, 1980, and recorded June 2, 1980 on Microfilm Reel No. 80-2-6948, Records of Coos County, Oregon.



81 4 2596

FAIRVIEW-BLUE RIDGE ROAD

COOS COUNTY

PARCEL ONE:

All that part of the NE 1/4 SW 1/4 and the NW 1/4 SE 1/4 of Section 7, Township 27 South, Range 11 West of the Willamette Meridian, Coos County, Oregon, more particularly described as follows:

Commencing at the center of said Section 7, thence running South 88° 59' West on and along the E-W 1/4 line through said Section 7 for a distance of 1,180.0 feet, thence South 01° 01' East 100 feet, thence North 88° 59' East 1,610.0 feet, thence South 33° 15' East 404.0 feet to a point on the Northerly boundary of that part of the NW 1/4 SE 1/4 of said Section 7 now owned by Coos Bay Timber Co., thence North 61° 47' East following the Coos Bay Timber Co.'s said Northerly property boundary for a distance of 90.0 feet, thence North 10° 00' West along the Easterly boundary of that part of said NW 1/4 SE 1/4 of Section 7 now owned by A. A. Saylor, et ux, for a distance of 405.0 feet to a point on the E-W 1/4 line running through said Section 7, thence South 88° 59' West on and along said 1/4 section line for a distance of 655.0 feet more or less to the point of beginning, containing 5.39 acres more or less.

PARCEL TWO:

Beginning at the Southwest corner of the SE 1/4 of the NW 1/4 of Section 7, Township 27 South, Range 11 West of the Willamette Meridian, thence North 88° 59' East following the E and W 1/4 Section line through said Section 7 a distance of 330.06 feet, thence North 00° 25' West a distance of 1360.4 feet to a point on the North boundary of the SE 1/4 of the NW 1/4 of said Section 7, thence South 87° 24' West following the North boundary of the SE 1/4 of the NW 1/4 of said Section 7 a distance of 330.33 feet to the Northwest corner of the SE 1/4 of the NW 1/4 of said Section 7, thence South 00° 25' East following the West boundary of the SE 1/4 of the NW 1/4 of said Section 7 a distance of 1,351.65 feet more or less to the point of beginning, containing 10.27 acres more or less.

PARCEL THREE:

All that part of the NE 1/4 of the NW 1/4 of Section 7, Township 27 South, Range 11 West of the Willamette Mer-

81 4 2597

Indian in Coos County, Oregon, included in a strip of land 100 feet in width, being 50 feet in width on either side of and parallel to the following described center line:

Beginning at a point on the West boundary of the NE 1/4 of the NW 1/4 of said Section 7 which lies South 00° 25' East 439.1 feet from the Northwest corner of said NE 1/4 of the NW 1/4 of Section 7, said point being also known as Engineer's Station 17+24.7; thence

South 48° 30' East a distance of 7.3 feet, thence  
South 10° 15' East a distance of 51.0 feet, thence  
South 64° 30' East a distance of 75.0 feet, thence  
South 48° 15' East a distance of 58.0 feet, thence  
South 27° 00' East a distance of 69.0 feet, thence  
South 09° 25' East a distance of 62.0 feet, thence  
South 06° 25' West a distance of 101.0 feet, thence  
South 14° 00' West a distance of 104.0 feet, thence  
South 01° 00' East a distance of 187.0 feet, thence  
South 28° 30' East a distance of 74.0 feet, thence  
South 18° 00' East a distance of 73.0 feet, thence  
South 14° 25' East a distance of 67.0 feet, thence  
South 02° 35' West a distance of 61.0 feet more or less to a point on the South boundary of the NE 1/4 of the NW 1/4 of said Section 7,

TOGETHER with all that part of said NE 1/4 of the NW 1/4 of Section 7 lying Westerly of said 100 foot strip, containing 4.18 acres more or less.

PARCEL FOUR:

All that part of Lot 1 in Section 7, Township 27 South, Range 11 West of the Willamette Meridian in Coos County, Oregon, included in a strip of land 100 feet in width, being 50 feet in width on either side of the following described center line:

Beginning at a point on the North boundary of said Section 7, said point being North 85° 49' East 961.0 feet from the Northwest corner of said Section 7, said point being also known as Engineer's Station 10+88.3, thence Southeasterly across said Lot 1 as follows;

South 60° 10' East a distance of 62.7 feet, thence  
South 54° 40' East a distance of 67.0 feet, thence  
South 62° 50' East a distance of 94.0 feet, thence  
South 44° 15' East a distance of 90.0 feet, thence  
South 59° 50' East a distance of 51.0 feet, thence  
South 48° 45' East a distance of 58.0 feet, thence  
South 34° 45' East a distance of 74.0 feet, thence

81 4 2598

South 07° 15' East a distance of 59.0 feet, thence  
South 48° 30' East a distance of 80.7 feet to a point  
on the East line of said Lot 1 which lies South 00°  
25' East 439.1 feet from the Northeast corner of said  
Lot 1 and which point is also known as Engineer's Sta-  
tion 17+29.7, containing 1.46 acres more or less.

PARCEL FIVE:

A parcel of land 100 feet in width within Lot 7 of  
Section 6, Township 27 South, Range 11 West of the Wil-  
lamette Meridian, said parcel of land being 50 feet in  
width on either side of the following described center  
line, to-wit:

Beginning at a point which lies North 252.5 feet  
from the Southwest corner of Section 6 of Township 27  
South, Range 11 West of the Willamette Meridian, said  
point of beginning being situated on the West boundary  
of said Section 6 and being known as Engineer's Sta-  
tion 0+00, thence extending Easterly across said Lot 7  
as follows:

South 76° 00' East a distance of 60.0 feet, thence  
North 67° 10' East a distance of 126.0 feet, thence  
South 83° 30' East a distance of 39.0 feet, thence  
North 68° 00' East a distance of 67.0 feet, thence  
South 85° 50' East a distance of 41.0 feet, thence  
South 76° 05' East a distance of 40.0 feet, thence  
North 87° 50' East a distance of 65.0 feet, thence  
North 67° 15' East a distance of 138.0 feet, thence  
South 63° 00' East a distance of 65.0 feet, thence  
South 72° 30' East a distance of 110.0 feet, thence  
South 45° 10' East a distance of 75.0 feet, thence  
South 56° 30' East a distance of 169.0 feet, thence  
South 30° 00' East a distance of 75.0 feet, thence  
South 63° 10' East a distance of 18.3 feet to Engi-  
neer's Station 10+88.3 being a point on the South  
boundary of said Section 6 which lies North 85° 49'  
East 961.0 feet from the Southwest corner of said Sec-  
tion 6, containing 2.49 acres, more or less.



81 4 2599

ROCK CREEK ROAD

COOS COUNTY

PARCEL ONE:

A strip of land in the SE 1/4 of Section 14 and in the SW 1/4 of Section 13, Township 30 South, Range 11 West, W.M., extending 30 feet on either side of a center line more particularly described as follows:

Beginning at a point in the approximate center line of the County Road, which point bears South 75° 35' 22" West 1775.94 feet from the E 1/4 corner of Section 14, Township 30 South, Range 11 West, W.M. and known as Engineer's Station 0+00.0, thence extending North 13° 02' East 53.4 feet to a point, thence North 75° 20' East 55.3 feet to a point, thence South 88° 38' East 127.4 feet to a point, thence North 77° 35' East 102.7 feet to a point, thence North 86° 53' East 257.4 feet to a point, thence North 82° 44 1/2' East 140.0 feet to a point, thence on the arc of 14° curve to the right of 410.28 feet radius through a central angle of 20° 21 1/2' 145.4 feet to a point, thence South 76° 54' East 164.5 feet to a point, thence South 71° 31' East 206.7 feet to a point thence South 84° 10' East 170.9 feet to a point, thence South 70° 35' East 109.8 feet to a point, thence on the arc of a 16° curve to the left of 359.27 feet radius, through a central angle of 31° 48' 198.7 feet to a point, thence North 77° 37' East 51.6 feet to a point in the East line of Section 14, Township 30 South, Range 11 West, W.M. 490.0 feet South 01° 01' West of the E 1/4 corner thereof and known as Engineer's Station 17+83.8, thence continuing North 77° 37' East 3.5 feet to a point, thence on the arc of a 60° curve to the right of 100.0 feet radius through a central angle of 51° 09' 85.3 feet to a point, thence South 51° 16' East 316.6 feet to a point, thence on the arc of a 24° curve to the left of 240.49 feet radius through a central angle of 29° 21' 122.3 feet to a point, thence South 80° 37' East 360.7 feet to a point, thence South 74° 52 1/2' East 433.0 feet to a point, thence South 86° 43' East 139.7 feet to a point, thence South 65° 04' East 306.0 feet to a point, thence South 44° 37' East 158.7 feet to a point, thence South 69° 43 1/2' East 151.9 feet to a point, thence on the arc of a 14° curve to the right of 410.28 feet radius through a central angle of 20° 40' 147.6 feet to a point, thence South 49° 03 1/2' East 58.9 feet to a point, thence on the arc of a 22° curve to the left of 262.04 feet radius, through a central angle of 28° 22 1/2' 129.0 feet to a point, thence South 77° 25' East 52.5 feet

Exhibit A

81 4 2600

to a point, thence on the arc of a 22° curve to the right of 262.04 feet radius through a central angle of 27° 57' 127.0 feet to a point, thence South 49° 29' East 47.0 feet to a point, thence on the arc of a 40° curve to the left of 146.19 feet radius through a central angle of 25° 04 1/2' 62.7 feet to a point, thence South 74° 33 1/2' East 76.4 feet to a point, thence South 42° 35' East 47.1 feet to a point in the East line of said SW 1/4 of Section 13, Township 30 South, Range 11 West, W.M. 1122.4 feet North of the Southeast corner thereof and known as Engineer's Station 46+19.7.

The above described strip of land contains 6.37 acres more or less minus any land that may be a part of a County Road right of way.

EXCEPTING THEREFROM, HOWEVER, the interest of Coos County in and to rights of way and to the minerals, oil, and gas rights on the S 1/2 of the SW 1/4 and the NW 1/4 of the SW 1/4 of Section 13, Township 30 South, Range 11 West, W.M.

PARCEL TWO:

A strip of land in the W 1/2 of Section 18 and in the N 1/2 W 1/2 of Section 19, Township 30 South, Range 10 West, W.M., extending 30 feet on either side of a center line more particularly described as follows:

Beginning at a point in the West line of said W 1/2 of Section 18, Township 30 South, Range 10 West, W.M., 1367.5 feet North 00° 18' East of the W 1/4 corner of said Section 18 and known as Engineer's Station 73+79.7, thence extending North 78° 02 1/2' East 86.0 feet to a point, thence North 82° 28' East 114.5 feet to a point, thence North 85° 55' East 154.4 feet to a point, thence North 89° 40' East 503.5 feet to a point, thence on the arc of a 30° curve to the right of 193.18 feet radius through a central angle of 54° 58' 183.2 feet to a point, thence South 35° 22' East 128.1 feet to a point, thence on the arc of a 40° curve to the left of 146.19 feet radius through a central angle of 51° 55 1/2' 129.8 feet to a point, thence South 87° 17 1/2' East 360.1 feet to a point, thence on the arc of a 36° curve to the right of 161.80 feet radius through a central angle of 37° 40 1/2' 104.7 feet to a point, thence South 49° 37' East 64.8 feet to a point, thence on the arc of a 40° curve to the left of 146.19 feet radius through a central angle of 35° 36 1/2' 89.0 feet to a point, thence South 85° 13 1/2' East 59.2 feet to a point, thence on the arc of 10° curve to the right of 573.69 feet

81 4 2601

radius through a central angle of  $24^{\circ} 03'$  240.5 feet to a point, thence South  $61^{\circ} 10' 1/2''$  East 624.9 feet to a point, thence South  $68^{\circ} 07' 1/2''$  East 103.9 feet to a point, thence South  $52^{\circ} 02'$  East 104.0 feet to a point, thence South  $59^{\circ} 16'$  East 193.8 feet to a point, thence South  $36^{\circ} 49' 1/2''$  East 102.4 feet to a point, thence South  $30^{\circ} 10'$  East 117.4 feet to a point, thence South  $47^{\circ} 57'$  East 82.1 feet to a point, thence South  $40^{\circ} 36'$  East 101.4 feet to a point, thence South  $18^{\circ} 43' 1/2''$  East 93.4 feet to a point, thence South  $01^{\circ} 15'$  West 115.0 feet to a point, thence South  $09^{\circ} 28'$  East 100.4 feet to a point, thence South  $15^{\circ} 20' 1/2''$  East 222.9 feet to a point, thence South  $03^{\circ} 00'$  West 171.7 feet to a point, thence South  $13^{\circ} 59'$  West 124.2 feet to a point, thence South  $28^{\circ} 05' 1/2''$  West 75.4 feet to a point, thence South  $12^{\circ} 54' 1/2''$  West 73.9 feet to a point, thence South  $28^{\circ} 06'$  East 108.3 feet to a point, thence South  $40^{\circ} 28' 1/2''$  East 252.7 feet to a point, thence South  $17^{\circ} 56' 1/2''$  East 546.9 feet to a point, thence South  $25^{\circ} 07' 1/2''$  East 97.7 feet to a point, thence South  $17^{\circ} 44' 1/2''$  East 291.1 feet to a point, thence on the arc of a  $32^{\circ}$  curve to the right of 181.40 feet radius, through a central angle of  $37^{\circ} 34'$  117.4 feet to a point, thence South  $19^{\circ} 49' 1/2''$  West 199.3 feet to a point, thence South  $24^{\circ} 00' 1/2''$  West 245.8 feet to a point, thence South  $23^{\circ} 19'$  West 142.5 feet to a point, thence on the arc of a  $40^{\circ}$  curve to the left of 146.19 feet radius through a central angle of  $27^{\circ} 43'$  69.3 feet to a point in the South line of said Section 18, Township 30 South, Range 10 West, W.M. 427.0 feet North  $89^{\circ} 44'$  West of the S  $1/4$  corner thereof where the tangent to the curve bears South  $04^{\circ} 24'$  East and known as Engineer's Station 145+75.3, thence continuing on the arc of said  $40^{\circ}$  curve to the left of 146.19 feet radius through an additional central angle of  $13^{\circ} 14' 1/2''$  33.1 feet to a point, thence South  $17^{\circ} 38' 1/2''$  East 34.7 feet to a point, thence on the arc of a  $22^{\circ}$  curve to the left of 262.04 feet radius through a central angle of  $76^{\circ} 48' 1/2''$  349.1 feet to a point, thence North  $85^{\circ} 33'$  East 65.6 feet to a point, thence on the arc of a  $36^{\circ}$  curve to the right of 161.80 feet radius through a central angle of  $41^{\circ} 44'$  115.9 feet to a point, thence South  $52^{\circ} 43'$  East 77.8 feet to a point, thence South  $48^{\circ} 11' 1/2''$  East 228.8 feet to a point, thence South  $44^{\circ} 31' 1/2''$  East 207.0 feet to a point, thence on the arc of a  $14^{\circ}$  curve to the right of 410.28 feet radius through a central angle of  $24^{\circ} 51'$  177.5 feet to a point, thence South  $19^{\circ} 40' 1/2''$  East 99.7 feet to a point, thence South  $03^{\circ} 43'$  East 100.2 feet to a point, thence South  $11^{\circ} 52' 1/2''$  West 362.0 feet to a point in the South line of N  $1/2$  NE  $1/4$  of Section 19, Township 30 South, Range 10 West,, W.M. 436.1 feet South  $88^{\circ}$



81 4 2602

46' East of the Southwest corner thereof and known as  
Engineer's Station 164+26.7.

Exhibit A

81 4 2503

EDEN RIDGE RAILROAD

COOS COUNTY

All the following described real property in Coos County, Oregon, including, but not limited to, the Coos Bay Timber Co. railroad as presently laid out, constructed and existing from Powers to Eden Ridge, Oregon:

PARCEL ONE:

That certain right-of-way conveyed to Coos Bay Lumber Company by deed from J. P. Hays and J. M. Hays, dated November 26, 1917 and recorded in Book 77, Page 162, Coos County Deed Records.

PARCEL TWO:

That certain right-of-way reserved to Pacific States Lumber Company in deed to J. M. M. Hayes and J. P. Hayes recorded December 29, 1923 in Book 91, Page 519, Coos County Deed Records.

PARCEL THREE:

A strip of land over and across Sections 7, 8, 9, 15, 16 and 18 of Township 31 South, Range 11 West, Willamette Meridian, more specifically described as follows:

A strip of land 100 feet in width being 50 feet on each side of a line described as follows: (It being understood that stations are 100 feet apart and are numbered consecutively from 58+00, and that the number succeeding the station number is the number of feet beyond said station and the points of the compass are designated by the initials thereof, i.e., N is North, W is West, S is South and E is East; the beginning of a curve being designated by the initials B.C. and the end of a curve being designated by the initials E.C.)

Beginning at Engineer's Station 58+00 said Station being a point on the 1/4 section line running East and West through the center of Section 18 in Township 31 South of Range 11 West of the Willamette Meridian, which point is 1150 feet West from the center of said Section 18, thence on the arc of 13° 26' curve to the left having a central angle of 40° 27' to Station 5458+73, thence North 43° 07' East to Station 61+80 B.C. Thence on the arc of an 11° 28' curve to the left having a central angle of 11° 42' to Station

81 4 2604

62+82 E.C. Thence North 31° 25' East to Station 63+67 B.C. Thence on the arc of a 16° 09' curve to the right having a central angle of 43° 16' to Station 66+35 E.C. Thence North 74° 41' East to Station 68+10 B.C. Thence on the arc of a 13° 02' curve to the left having a central angle of 61° 39' to Station 72+83 E.C. Thence North 13° 02' East to Station 75+35 B.C. Thence on the arc of an 11° 52' curve to the right having a central angle of 31° 26' to Station 78+00 E.C. Thence North 44° 28' East to station 78+56 B.C. Thence on the arc of a 15° 49' curve to the left having a central angle of 54° 26' to Station 82+00 E.C. Thence North 09° 58' West to Station 83+35 B.C. Thence on the arc of a 16° 56' curve to the right having a central angle of 67° 45' to Station 84+50, from which point said strip of land constituting said right of way is 200 feet in width being 100 feet on each side of a line described as follows: on the arc of a 16° 56' curve right having a central angle of 67° 45' to Station 86+50, from which point said strip of land constituting said right of way is 100 feet in width being 50 feet on each side of a center line described as follows: on the arc of a 16° 56' curve right having a central angle of 67° 45' to Station 87+35. Thence North 57° 47' East to Station 88+40 B.C. Thence on the arc of a 17° 09' curve to the left having a central angle of 44° 36' to Station 91+00. Thence North 13° 11' East to Station 91+63 B.C. Thence on the arc of a 15° 41' curve to the right having a central angle of 37° 11' to Station 94+00 E.C. Thence North 50° 22' East to station 94+88 E.C. Thence on an arc of 10° 03' curve left having a central angle of 16° 47' to Station 96+55 E.C. Thence North 33° 35' East to Station 99+57 B.C. Thence on the arc of a 15° 38' curve to the right having a central angle of 54° 33' to Station 103+06 E.C. Thence North 88° 08' East to Station 105+00 B.C. Thence on the arc of a 17° 48' curve to the left having a central angle of 63° 30' to Station 108+57 E.C. Thence North 24° 38' East to Station 110+23 B.C. Thence on the arc of a 07° 41' curve to the left having a central angle of 23° 53' to Station 113+34 E.C. Thence North 00° 45' East to Station 118+95 B.C. Thence on the arc of a 10° 32' curve to the left having a central angle of 09° 29' to Station 119+75 E.C. Thence North 08° 44' West to Station 122+63 B.C. Thence on the arc of an 18° 05' curve to the right having a central angle of 117° 45' to Station 129+14 E.C. Thence South 79° 59' East to Station 129+54 B.C. Thence on the arc of a 17° 23' curve to the left having a central angle of 80° 29' to Station 134+17 E.C. Thence North 28° 32' East to Station 134+93 B.C. Thence on the arc of a 16° 53' curve to the right having a central angle of 51° 50' to Station 136+00 E.C. Thence



81 4 2605

North 80° 22' East to Station 139+50, from which point said strip of land constituting said right of way is 200 feet in width being 100 feet on each side of a line described as follows: North 80° 22' East to Station 142+57, B.C. Thence on the arc of an 08° 46' curve to the left having a central angle of 20° 10' to Station 144+87 E.C. Thence North 60° 12' East to Station 142+50, from which point said strip of land constituting said right of way is 100 feet in width, being 50 feet on each side of a line described as follows:

North 80° 22' East to Station 149+28 B.C. Thence on the arc of a 17° 39' curve to the right having a central angle of 189° 12' to Station 154+20, from which point said strip of land constituting said right of way is 200 feet in width being 100 feet on each side of a line described as follows: on the arc of a 17° 39' curve to the right having a central angle of 189° 12' to Station 156+20, from which point said strip of land constituting said right of way is 100 feet in width being 50 feet on each side of a center line described as follows:

On the arc of a 17° 39' curve to the right having a central angle of 189° 12' to Station 160+00 E.C. Thence South 69° 24' West to Station 160+44 B.C. Thence on the arc of 15° 23' curve to the left having a central angle of 32° 36' to Station 162+56 E.C. Thence South 62° 48' West to Station 163+80 B.C. Thence on the arc of a 16° 18' curve to the right having a central angle of 32° 15' to Station 165+50, from which point said strip of land constituting said right of way is 200 feet in width being 100 feet on each side of a line described as follows: On the arc of a 16° 18' curve to the right having a central angle of 32° 15' to Station 165+78 E.C. Thence South 69° 03' West to Station 166+65 B.C. Thence on the arc of a 14° 54' curve to the left having a central angle of 40° 58' to Station 167+50 from which point said strip of land is 100 feet in width being 50 on each side of center line described as follows: On the arc of a 14° 54' curve to the left having a central angle of 40° 58' to Station 169+40, thence South 28° 05' West to Station 170+00 B.C., from which point said strip of land constituting said right of way is 200 feet in width being 100 feet on each side of a line described as follows: on the arc of a 16° 37' curve to the right having a central angle of 62° 58' to Station 173+00, from which point said strip of land constituting said right of way is 100 feet in width being 50 feet on each side of center line described as follows: On the arc of a 16° 37' curve to the right having a central angle of 62° 58' to Station 173+79 E.C.

81 4 2606

Thence North 88° 57' West to Station 174+37 B.C.  
Thence on the arc of an 18° 35' curve to the left having a central angle of 93° 19' to Station 179+39 E.C.  
Thence South 02° 16' East to Station 181+75 B.C.  
Thence on the arc of an 18° 23' curve to the left having a central angle of 87° 19' to Station 186+50 E.C.  
Thence North 89° 35' East to station 187+31 B.C.  
Thence on the arc of a 15° 52' curve to the right having a central angle of 63° 46' to Station 191+33 E.C.  
Thence South 25° 49' East to Station 192+08 B.C.  
Thence on the arc of an 18° 47' curve to the left having a central angle of 60° 54' to Station 195+34 E.C.  
Thence South 86° 43' East to Station 198+18 B.C.  
Thence on the arc of a 15° 54' curve to the left having a central angle of 50° 22' to Station 201+35 E.C.  
Thence North 42° 55' East to Station 210+30 B.C.  
Thence on the arc of a 16° 58' curve to the right having a central angle of 23° 45' to Station 212+00 E.C.  
Thence North 66° 40' East to Station 213+00 B.C.  
Thence on the arc of a 12° 02' curve to the left having a central angle of 66° 27' to Station 218+52 E.C.  
Thence North 00° 13' East to Station 220+50 B.C.  
Thence on the arc of a 10° 02' curve to the right having a central angle of 59° 20' to Station 226+41 E.C.  
Thence North 59° 33' East to Station 227+25 B.C.  
Thence on the arc of a 10° 01' curve to the left having a central angle of 31° 15' to Station 230+37 E.C.  
Thence North 28° 18' East to Station 232+68 B.C.  
Thence on the arc of a 03° 00' curve to the left having a central angle of 02° 46' to Station 233+60 E.C.  
Thence North 25° 32' East to Station 242+38 B.C.  
Thence on the arc of an 18° 30' curve to the right having a central angle of 66° 57' to Station 246+00 E.C.  
Thence South 87° 31' East to Station 247+23 B.C.  
Thence on the arc of a 20° 40' curve to the left having a central angle of 57° 14' to Station 250+00 E.C.  
Thence North 35° 15' East to Station 251+42 B.C.  
Thence on the arc of a 05° 18' curve to the right having a central angle of 05° 21' to Station 252+43 E.C.  
Thence North 40° 36' East to Station 254+38 B.C.  
Thence on the arc of a 15° 59' curve to the right having a central angle of 89° 48' to Station 260+00 E.C.  
Thence South 49° 36' East to Station 261+00 B.C.  
Thence on the arc of a 17° 16' curve to the left having a central angle of 17° 16' to Station 262+00 E.C.  
Thence South 66° 52' East to Station 264+00 B.C.  
Thence on the arc of a 04° 28' curve to the right having a central angle of 04° 28' to Station 265+00 E.C.  
Thence South 62° 24' East to Station 266+00 B.C.  
Thence on the arc of a 16° 36' curve to the right having a central angle of 33° 12' to Station 268+00 E.C.  
Thence South 29° 12' East to Station 269+00 B.C.  
Thence on the arc of a 05° 15' curve to the left having a central angle of 11° 15' to Station



81 4 2807

81 4 2607

271+14 P.F. Thence on the arc of a  $15^{\circ} 52'$  curve to the right having a central angle of  $11^{\circ} 18'$  to Station 271+79 P.S. Thence South  $29^{\circ} 09'$  East to Station 276+50 B.C. Thence on the arc of a  $16^{\circ} 27'$  curve to the left having a central angle of  $57^{\circ} 33'$  to Station 280+00 E.C. Thence South  $86^{\circ} 42'$  East to Station 282+00 B.C. Thence on the arc of a  $20^{\circ} 48'$  curve to the right having a central angle of  $41^{\circ} 36'$  to Station 284+00 E.C. Thence South  $45^{\circ} 06'$  East to Station 285+00 B.C. Thence on the arc of a  $20^{\circ} 24'$  curve to the left having a central angle of  $32^{\circ} 14'$  to Station 286+58 E.C. Thence South  $77^{\circ} 20'$  East to Station 289+56 B.C. Thence on the arc of an  $18^{\circ} 36'$  curve to the right having a central angle of  $63^{\circ} 59'$  to Station 293+00 E.C. Thence South  $13^{\circ} 21'$  East to Station 294+50 B.C. Thence on the arc of a  $16^{\circ} 41'$  curve to the left having a central angle of  $41^{\circ} 43'$  to Station 296+40. Said point being on the 1/4 section line running North and South through the center of said Section 9 situated 10 feet South of the center of said section. Also a strip of land 100 feet in width being 50 feet on each side of the line described as follows, to-wit: Beginning at Station 325+54 said Station being a point on the North line of Section 16, 1872 feet West of common corner of Sections 9, 10, 15 and 16. Thence South  $27^{\circ} 28'$  West to Station 327+84 B.C. Thence on the arc of a  $16^{\circ} 47'$  curve to the left having a central angle of  $19^{\circ} 28'$  to Station 329+00 E.C. Thence South  $08^{\circ} 00'$  West to Station 330+52 B.C. Thence on the arc of a  $17^{\circ} 25'$  curve to the left having a central angle of  $93^{\circ} 08'$  to Station 335+87 E.C. Thence South  $85^{\circ} 08'$  East to Station 337+55 B.C. Thence on the arc of a  $07^{\circ} 55'$  curve to the right having a central angle of  $14^{\circ} 19'$  to Station 339+36 E.C. Thence South  $70^{\circ} 49'$  East to Station 346+28 E.C. Thence on the arc of a  $06^{\circ} 11'$  curve to the right having a central angle of  $10^{\circ} 38'$  to Station 348+00 E.C. Thence South  $60^{\circ} 11'$  East to Station 349+55 B.C. Thence on the arc of a  $07^{\circ} 29'$  curve to the left having a central angle  $10^{\circ} 51'$  to Station 351+00 E.C. Thence South  $70^{\circ} 02'$  East to Station 352+52 B.C. Thence on the arc of a  $13^{\circ} 28'$  curve to the right having a central angle of  $99^{\circ} 36'$  to Station 355+35. Said station being a point on East line of Section 16, 1295.5 feet South of Northeast corner of said Section 16. Also a strip of land 100 feet in width being 50 feet on each side of the line described as follows, to-wit: Beginning at Station 367+40 on the 1/4 line of Section 15 said Station being a point 160 feet East of common 1/4 corner of Sections 15 and 16. Thence on the arc of a  $19^{\circ} 21'$  curve to the right having a central angle of  $91^{\circ} 53'$  to Station 369+75 E.C. Thence South  $70^{\circ} 21'$  West to Station 371+00 B.C. Thence on the arc of a  $19^{\circ} 31'$  curve to the left



81 4 2608

having a central angle of 69° 34' to Station 374+57 E.C. Thence South 00° 47' West to Station 380+40 B.C. Thence on the arc of a 21° 49' curve to the right having a central angle of 39° 43' to Station 382+22 E.C. Thence South 40° 30' West to Station 383+00 B.C. Thence on an arc of a 17° 28' curve to the left having a central angle of 72° 29' to Station 387+15 E.C. Thence South 31° 59' East to Station 390+00 B.C. Thence on the arc of a 09° 10' curve to the left having a central angle of 72° 27' to Station 397+90 E.C. Thence North 75° 34' East to Station 400+19 B.C. Thence on the arc of a 13° 41' curve to the right having a central angle of 49° 22' to Station 403+80 E.C. Thence South 55° 04' East to Station 408+56 B.C. Thence on the arc of a 14° 32' curve to the right having a central angle of 20° 56' to Station 410+00 E.C. Thence South 34° 08' East to Station 411+55 B.C. Thence on the arc of a 22° 01' curve to the left having a central angle of 31° 56' to Station 413+00 E.C. Thence South 66° 04' East to Station 413+30, said Station being a point on the South line of the SW 1/4 of Section 15, Township 31 South, Range 11 West and being 1810 feet East of the Southwest corner of Section 15.

PARCEL FOUR:

Right of way 100 feet in width extending through the S 1/2 SE 1/4 of Section 15, E 1/2 NW 1/4, W 1/2 NE 1/4, SE 1/4 NE 1/4, E 1/2 SE 1/4, SW 1/4 SE 1/4, Section 22, W 1/2 NE 1/4, SE 1/4 NW 1/4, NE 1/4 SW 1/4, NE 1/4 SW 1/4, W 1/2 SE 1/4, SE 1/4 SE 1/4 of Section 27, and W 1/2 SW 1/4 of Section 26, all in Township 31 South, Range 11 West, Willamette Meridian.

81 4 2609

TIMBER ONLY

COOS COUNTY

1. All timber standing, lying or being upon the herein described real property for a period expiring April 7, 1984, as reserved by Georgia-Pacific Corporation in Bargain and Sale Deed to Coos River Lumber Company dated June 1, 1964, and recorded June 10, 1964 in Book 310, Page 248, Deed Records of Coos County, Oregon, said real property being more particularly described as follows:

All that part of the following-described portion of Lot 4 as lies Northerly of the West fork of the Millicoma River:

That part of Lot 4, Section 17, Township 24 South, Range 11 West, Willamette Meridian, described as follows:

Beginning at the quarter quarter section corner in the SE 1/4 of Section 17, Township 24 South, Range 11 West, of Willamette Meridian, Coos County, Oregon, and being the Southwest corner of Lot 4 of said section; running thence North a distance of approximately 45 rods along the West line of said lot to the County Road running through said lot; running thence in a Southeasterly direction approximately 41.8 rods along said County Road to the top of the ridge which runs in a Northerly and Southerly direction through said lot, said point being designated by an iron pipe driven in the ground; running thence in a Southeasterly direction 21.25 rods to the South line of said lot, which point is designated by a fir tree approximately 18 inches in diameter, and upon which are surveyor's marks; running thence West along the South line of said lot, 45 rods, more or less, to the place of beginning.

2. All merchantable timber within the existing and posted timber boundary markers on the herein described real property, with the free right of access to cut, log and remove said timber for a period expiring July 6, 1982, all as reserved by Georgia-Pacific Corporation in Deed dated July 7, 1977, and recorded July 22, 1977 on Microfilm Reel No. 77-7-11747, Deed Records of Coos County, Oregon, said real property being more particularly described as follows:

That portion of U.S. Government Lot 4 of Section 17 lying South and West of the West fork Millicoma River, that portion of U.S. Government Lot 1 and

81 4 2610

the E 1/2 NE 1/4 of Section 20 lying South of the West fork Millicoma River, and the NW 1/4 NW 1/4 of Section 21, all in Township 24 South, Range 11 West of the Willamette Meridian.

3. The Port Orford cedar timber standing, lying and being upon the W 1/2 NE 1/4 of Section 31, Township 30 South, Range 11 West, W.M., all as reserved by Coos Bay Lumber Company in Deed to M.H. Dement, et ux, dated November 18, 1932, and recorded December 8, 1932 in Book 118, Page 208, Deed Records of Coos County, Oregon.

4. The right to cut and remove all merchantable timber and forest growth for a period expiring February 6, 1990, from portions of the W 1/2 SW 1/4 Section 17 and portions of the S 1/2 of Section 18, Township 30 South, Range 12 West, W.M., together with the right of access to and egress from said lands for the purpose of cutting and removing said timber and forest growth, all as reserved by Georgia-Pacific Corporation in Bargain and Sale Deed to John Isenhart dated February 6, 1975, and recorded February 18, 1975 on Microfilm Reel No. 75-2-110740, Deed Records of Coos County, Oregon.

5. All merchantable timber together with the right to cut and remove from a portion of Lot 6, Section 5, Township 29 South, Range 13 West, W.M., for a period expiring December 31, 1981, all as conveyed to Georgia-Pacific Corporation in Timber Purchase Contract with Dell Anderson dated November 30, 1979, and recorded January 23, 1980 on Microfilm Reel No. 7967406, Deed Records of Coos County, Oregon.

6. All merchantable timber, except dead and down Western Red Cedar, together with the right to harvest and remove from portions of the SE 1/4 of Section 36, Township 29 South, Range 12 West, W.M., for a period expiring December 31, 1982, with all requirements fully completed on or before March 1, 1983, all as conveyed to Georgia-Pacific Corporation by Timber Sale Agreement with I.C. Ranch, Ltd., a limited partnership, dated July 30, 1980, and recorded \_\_\_\_\_ on Microfilm Reel No. \_\_\_\_\_, Deed Records of Coos County, Oregon.

7. All merchantable timber and forest products having commercial value at the time of cutting, standing, lying and being upon the herein described real property, for a period expiring September 7, 1983, all as conveyed by Timber Deed from Coos County to Georgia-Pacific Corporation dated September 8, 1980, and recorded September 19, 1980, on Microfilm Reel No. 80 4 5316, Deed Records of Coos County, Oregon, said real property being more particular described as follows:

In the NW 1/4 NE 1/4 and the SW 1/4 NE 1/4 of Section 22, Township 27 South, Range 14 West, W.M., Coos County, Oregon.



81 4 2611

Beginning at the Initial Point of this description, said point being a 1/2" x 36" galvanized iron pipe with dowel and tack and stamped "Initial Point" and from which Initial Point the Northeast corner of Section 22, Township 27 South, Range 14 West, W.M. bears North 39° 10' 59" East, 2289.00 feet;

Thence from said Initial Point

North 01° 10' 47" East, 109.05 feet;  
Thence North 27° 36' 03" West, 211.42 feet;  
Thence North 72° 28' 32" West, 75.28 feet;  
Thence North 14° 03' 53" West, 190.71 feet;  
Thence North 02° 37' 06" East, 93.95 feet;  
Thence North 39° 09' 02" West, 113.32 feet;  
Thence North 47° 53' 09" West, 116.97 feet;  
Thence North 66° 47' 54" West, 88.58 feet;  
Thence North 76° 41' 11" West, 63.53 feet;  
Thence North 45° 41' 18" West, 164.38 feet;  
Thence South 16° 53' 46" West, 196.63 feet;  
Thence South 15° 57' 39" East, 145.07 feet;  
Thence South 05° 55' 58" West, 79.68 feet;  
Thence South 17° 06' 48" East, 195.67 feet;  
Thence South 49° 45' 46" East, 121.19 feet;  
Thence South 26° 55' 12" East, 427.82 feet;  
Thence North 67° 51' 49" East, 337.26 feet;

Bearings described above are based on a local township grid from solar observation with grid bearing equal to true bearing at the East line of Township 27 South, Range 14 West.

At the Initial Point of this description 0 angle = 00° 01' 44'.

MINERALS ONLYCOOS COUNTY

1. Any and all minerals of whatsoever character, including coal, any mineral oil or similar substances, clay, fire clay and ore of every description, together with prospecting and mining rights on, in or under the herein described real property, all as reserved by Coos Bay Lumber Company in Quitclaim Deed to James W. McCrary dated December 22, 1952, and recorded January 2, 1953 in Volume 224, Page 58, Deed Records of Coos County, Oregon, said real property being more particularly described as follows:

Beginning at the Southeast corner of the W 1/2 E 1/2 of the SW 1/4 SE 1/4 of Section 24, Township 26 South, Range 13 West of the Willamette Meridian and running thence North along the East boundary of the said W 1/2 E 1/2 of the SW 1/4 SE 1/4 of Section 24 for a distance of 600.8 feet; thence West for a distance of 330 feet, more or less, to a point on the West boundary of the said W 1/2 E 1/2 of the SW 1/4 SE 1/4 of Section 24; thence South for a distance of 510.1 feet; thence West for a distance of 217.0 feet; thence South for a distance of 90.0 feet to a point on the South boundary of the said SW 1/4 SE 1/4 of Section 24; thence East for a distance of 547 feet, more or less, to the point of beginning.

Containing 5.00 acres, more or less, and being a portion of the SW 1/4 SE 1/4 of Section 24, Township 26 South, Range 13 West of the Willamette Meridian, Coos County, State of Oregon.

2. Any and all minerals of whatsoever character, including coal, any mineral oil or similar substances, clay, fire clay and ore of every description, together with prospecting and mining rights on, in or under the N 1/2 SW 1/4 of Section 1, Township 27 South, Range 13 West, W.M., all as reserved by Coos Bay Lumber Company in Deed dated December 17, 1917, and recorded October 1, 1918 in Volume 79, Page 24, Deed Records of Coos County, Oregon.

3. All those rights, title and interest now vested in Georgia-Pacific Corporation in any and all minerals of whatsoever character, including coal, any mineral oil or similar substances, clay, fire clay and ore of every description, together with prospecting and mining rights on, in and under that portion of the NW 1/4 SW 1/4 of Section 15, Township 27 South,

81 4 2613

Range 13 West, W.M. lying South and West of Beaver Slough, containing in all 20.75 acres, all as reserved by Coos Bay Lumber Company in Deed dated May 20, 1918, and recorded July 8, 1918 in Book 78, Page 389, Deed Records of Coos County, Oregon.

4. Any and all minerals of whatsoever character, including coal, any mineral oil or similar substances, clay, fire clay, and ore of every description lying on, in or under the NE 1/4 NW 1/4 of Section 30, Township 31 South, Range 11 West, W.M., together with a right of way, prospecting and mining rights, all as reserved by Pacific States Lumber Company in Deed to W.C. Drake dated July 21, 1926, and recorded August 20, 1926 in Book 100, Page 437, Deed Records of Coos County, Oregon.

Exhibit A



81 4 2614

Easements, Rights of Way and Other Interests in Real Property

All interests in real property (including, but without limitation, easements and rights of way) granted or reserved by the following-described instruments and now vested in Georgia-Pacific Corporation and recorded in Coos County, Oregon as follows:

<u>Parties</u>	<u>Date Recorded</u>	<u>Book</u>	<u>Page</u>	<u>Official Records or Deed Records</u>
Scott Paper Company Georgia-Pacific Corporation	04-19-63	323	153	Deeds
North Lake Estates Corp. Georgia-Pacific Corp.	07-23-76		Reel #76- 7-10904	Deeds
Coos River Lumber Co. Georgia-Pacific Corporation	04-07-64	308	518	Deeds
Coos River Lumber Co. Georgia-Pacific Corporation	06-10-64	310	256	Deeds
Charles Cecil Thrush, et ux Coos Bay Pulp Corporation		258	527	Deeds
Genevieve Sengstacken Coos Bay Pulp Corporation		243	324	Deeds
Georgia-Pacific Corporation Coos County	11-24-70		#70-11- 53765	Deeds
Georgia-Pacific Corporation Menasha Corporation			#77-1- 00262	Deeds
Sam Flint & Addie Hastings Flint Timber Conservation Company	09-09-48	184	742	Deeds
Coos Bay Pulp Corporation Roy H. Rozell		267	179	Deeds
John Lewis Cottell, et al Coos Bay Pulp Corporation		267	33	Deeds
John Lewis Cottell, et al Coos Bay Pulp Corporation		275	615	Deeds
Kline Logging Co. Coos Bay Lumber Company	04-04-52	217	127	Deeds
George E. Stevenson, et al Coos Bay Lumber Company	06-04-37	129	61	Deeds

Exhibit A

81 4 2615

<u>Parties</u>	<u>Date Recorded</u>	<u>Book</u>	<u>Page</u>	<u>Official Records or Deed Records</u>
John William Cassady, et ux Coos Bay Lumber Company	02-03-38	130	615	Deeds
Coos County Coos Bay Lumber Company	02-09-44	150	19	Deeds
R.H. Lawson, et ux Coos Bay Lumber Company	10-19-43	148	415	Deeds
George W. Beale, et ux Coos Bay Lumber Co.	03-26-29	107	384	Deeds
Courtland Ellis, et ux Coos Bay Lumber Co.	10-10-39	134	555	Deeds
Coos Bay Lumber Company C.A. Pettengill	03-19-28	105	23	Deeds
Coos Bay Lumber Company Otto Granfors	10-01-18	79	24	Deeds
Rueben E. Cotton Washington Veneer Corp.	01-17-52	215	221	Deeds
Coos Bay Lumber Company Paolo Griffon	07-08-18	78	389	Deeds
Coos County Coos Bay Lumber Company	05-03-50	198	674	Deeds
International Paper Company Georgia-Pacific Corporation	02-13-78		#78-3- 00285	Deeds
International Paper Company Georgia-Pacific Corporation	07-25-80		#80-3- 1698	Deeds
Florence E. Powrie, et al Georgia-Pacific Corporation	10-09-58	267	805	Deeds
Georgia-Pacific Corporation Dewey L. Mobley	02-03-69		#69-2- 35909	Deeds
Corinne Baxter Georgia-Pacific Corporation & Dewey Lee Mobley	11-05-73		#73-11- 92960	Deeds
Roy Marshall, et ux Coos Bay Pulp Corporation	04-27-56	250	108	Deeds
Roseburg Lumber Co. Georgia-Pacific Corporation	07-23-76		#76-7- 10913	Deeds

Exhibit A

81 4 2616

<u>Parties</u>	<u>Date Recorded</u>	<u>Book</u>	<u>Page</u>	<u>Official Records or Deed Records</u>
Eugene L. Bulson, et ux Georgia-Pacific Corporation	08-23-74		#74-8- 103835	Deeds
George W. Boles, et ux Georgia-Pacific Corporation	05-09-77		#77-5- 07059	Deeds
Security Bank Evans Products	04-13-60	277	547	Deeds
O.C. McWherter, et al Timber Conservation Company	09-04-56	253	150	Deeds
Holise A. Endicott, et vir Timber Conservation Company	09-19-46	164	274	Deeds
E. Darrell Brodie, et ux et al Coos Bay Timber Co.	12-21-60	282	474	Deeds
E. Darrell Brodie, et ux et al Timber Conservation Company	05-07-58	265	73	Deeds
Coos Bay Timber Co. State of Oregon	07-20-63	294	553	Deeds
State of Oregon Coos Bay Timber Co.	11-30-62	297	451	Deeds
Georgia-Pacific Corporation J. Paul Wiley, et ux	06-05-69		#69-6- 39235	Deeds
Georgia-Pacific Corporation J. Paul Wiley, et ux	01-07-72		#72-1- 67109	Deeds
Ellen M. Jorgensen Georgia-Pacific Corporation	01-11-80		#79-6- 6797	Deeds
Coos Bay Lumber Company Frank Heath	01-29-25	95	522	Deeds
Leona G. Bryant Coos Bay Timber Co.	12-20-60	282	458	Deeds
Roseburg Lumber Co. Georgia-Pacific Corporation	05-28-64	310	39	Deeds
Roseburg Lumber Co. Georgia-Pacific Corporation	06-30-80		#80-3- 366	Deeds



81 4 2617

<u>Parties</u>	<u>Date Recorded</u>	<u>Book</u>	<u>Page</u>	<u>Official Records or Deed Records</u>
Frank J. Fish, et ux Timber Conservation Company	01-19-59	269	464	Deeds
Robert K. Sweet, et al Georgia-Pacific Corporation	06-11-76		#76-6- 8669	Deeds
Earl F. Waterman, et ux Georgia-Pacific Corporation	06-14-68		#68-6- 29263	Deeds
James E. Jesett, et ux Georgia-Pacific Corporation	10-27-75		#75-10- 120477	Deeds
Georgia-Pacific Corporation Dean D. Benham	05-23-73		#73-5- 86087	Deeds
Sherwood Forest Products Co. Georgia-Pacific Corporation	03-03-65	315	568	Deeds
Frank W. Larsen, et ux Georgia-Pacific Corporation	01-08-79		#78-7- 7762	Deeds
Georgia-Pacific Corporation Henry Corbett	02-18-75		#75-2- 110759	Deeds
Georgia-Pacific Corporation John Isenhardt	02-18-75		#75-2- 110740	Deeds
Georgia-Pacific Corporation Calude F. Paulus, et ux			#69-12- 44828	Deeds
Western White Cedar Company Howard Barkley	01-31-25	95	534	Deeds
H. H. Herzog, et ux Coos Bay Timber Co.	04-11-58	264	461	Deeds
Coos Bay Timber Co. Menasha Wooden Ware Corp.	10-08-69		#69-10- 42815	Deeds
Menasha Corporation Georgia-Pacific Corporation	12-24-70		#70-12- 54607	Deeds
Georgia-Pacific Corporation Frank H. Spears, Trustee	05-28-64	310	24	Deeds
Coos Bay Timber Co. Howard J. Coldiron	11-14-62	296	220	Deeds
Georgia-Pacific Corporation Howard J. Coldiron	03-15-63	299	643	Deeds

81 4 2618

<u>Parties</u>	<u>Date Recorded</u>	<u>Book</u>	<u>Page</u>	<u>Official Records or Deed Records</u>
Howard Jessee Coldiron, et ux Georgia-Pacific Corporation	07-20-72		#72-7- 74011	Deeds
Coos Bay Lumber Company Roy F. Bishop, et ux	12-04-28	106	502	Deeds
Pacific States Lumber Co. W.C. Drake	08-20-26	100	437	Deeds
Bob Root, et ux Coos Bay Lumber Company	08-01-51	211	232	Deeds
Coos Bay Lumber Company Benjamin Gant	01-06-31	112	584	Deeds
Georgia-Pacific Corporation Coos County	12-21-73		#73-12- 94615	Deeds
Coos Bay Lumber Company Allen I. King, et ux	07-11-29	108	269	Deeds
Lloyd L. Clark, et al Georgia-Pacific Corporation	03-04-66		#66-3- 6882	Deeds
Dillard Lee Wilson Georgia-Pacific Corporation	03-04-66		#66-3- 6876	Deeds
Howard J. Goldiron Georgia-Pacific Corporation	06-20-69		#69-6- 39812	Deeds
U.S.A., Forest Service Georgia-Pacific Corporation	02-17-81		#81-1- 2068	Deeds
Georgia-Pacific Corporation Coos River Lumber Company	06-10-64	310	248	Deeds
Georgia-Pacific Corporation Elvin Waterman, et al	06-19-72		#72-6- 72917	Deeds
United States of America Georgia-Pacific Corporation	04-29-69		#69-4- 38175	Deeds
United States of America Georgia-Pacific Corporation	07-17-77		#77-6- 09548	Deeds

RECORDED OCT 21 1981 AT 10:25  
 MARY ANN WILSON, COUNTY CLERK  
 34 8597

Exhibit A

Until a change is requested, all tax statements shall be sent to the following address:

HAYES  
HC 84, Box 14081  
Myrtle Point, OR 97458

87 2 2189

BARGAIN AND SALE DEED

REX TIMBER INC., an Oregon corporation, ("Grantor") does hereby grant, bargain, sell and convey to GORDON and EVELYN HAYES ("Grantees"), all of the following real property:

A parcel of land situated in Section 7, Township 31 South, Range 11 West, Willamette Meridian, Coos County, Oregon, being more particularly described as follows:

Beginning at the Southwest corner of the East 1/2 of the West 1/2 of said Section 7 and running thence along the South boundary of said Section 7 South 87° 34' 31" East 826.19 feet to a point on the Easterly boundary of that parcel of land deeded by Howard J. and Florence L. Coldiron to Georgia-Pacific Corporation; thence along the Easterly boundary of last said parcel on the following courses:

North 21° 45' East 6.1 feet; thence North 28° 15' East 261.5 feet; thence North 45° 30' East 150.6 feet; thence North 61° 30' East 81.2 feet to a 1 and 1/2 inch iron pipe; thence North 19° 00' East 329.6 feet; thence North 13° 00' East 108.4 feet; thence North 02° 0' East 126.2 feet; thence North 04° 00' West 135.1 feet; thence North 07° 30' West 115.2 feet; thence North 24° 30' West 231.0 feet; thence North 24° 00' East 265.5 feet; thence North 08° 0' East 89.3 feet; thence North 04° 00' West 123.6 feet; thence North 13° 00' East 268.2 feet; thence North 02° 30' West 126.4 feet; thence North 30° 00' East 211.7 feet; thence North 50° 45' East 295.4 feet; thence North 08° 30' East 326.5 feet to a 1 and 1/2 inch iron pipe; thence North 17° 30' East 199.5 feet; thence North 14° 45' West 134.5 feet; thence leaving said Coldiron parcel boundary and running North 28° 10' 09" West 148.06 feet to a 1 inch iron pipe; thence North 67° 52' 16" West 138.80 feet to a 3/4 inch iron pipe; thence North 77° 05' 14" West 205.93 feet to a 5/8 inch iron rod; thence North 30° 20' 33" West 78.59 feet to a 5/8 inch iron rod; thence North 13° 42' 48" East 78.52 feet to a 5/8 inch iron rod; thence North 12° 22' 35" West 73.25 feet to a 5/8 inch iron rod; thence North 22°



87 2 2190

48' 13" West 76.80 feet to a 5/8 inch iron rod; thence North 05° 55' 19" West 185.27 feet to a 5/8 inch iron rod; thence North 25° 51' 00" West 179.90 feet to a 5/8 inch iron rod; thence North 14° 37' 11" West 448.91 feet to a 3/4 inch iron rod; thence North 00° 50' 27" West 880.37 feet to a point on the North boundary of said Section 7; thence along said North boundary line South 89° 09' 33" West 893.54 feet to the Northwest corner of the East 1/2 of the West 1/2 of said Section 7; thence along the West boundary of said East 1/2 of the West 1/2 South 01° 28' 36" West 368.05 feet to the point of beginning.

Containing 147.7 acres, more or less.

SUBJECT TO a right-of-way 60 feet in width reserved in a Deed recorded May 28, 1948, in Deed Book 182, Page 6, Records of Coos County, Oregon.

ALSO SUBJECT TO Water Line Agreement dated October 15, 1984 between Rex Timber Inc. and Charles D. Burrus.

The true and actual consideration for this transfer is Forty-Four Thousand Three Hundred Ten and no/100ths Dollars (\$44,310.00).

This instrument will 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 approved uses.

IN WITNESS WHEREOF, Grantor above named has caused these presents to be executed by its duly authorized officers and its corporate seal to be hereunto affixed this 20th day of March, 1987.



REX TIMBER INC.

By: [Signature]  
Its: Vice President

By: [Signature]  
Its: Assistant Secretary

STATE OF OREGON )  
 ) ss.  
County of Multnomah )

87 2 2191

On this 20th day of March, 1987, before me the undersigned, a Notary Public in and for said County and State, personally appeared Dewey L. Mobley and William Craig, known to me to be the Vice President and Assistant Secretary, respectively, of Rex Timber Inc., the corporation that executed the within instrument, known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its bylaws or a resolution of its Board of Directors.

WITNESS my hand and seal the day and year first hereinabove written.



Nancy L. Thomas  
Notary Public for Oregon  
My commission expires: 11/1/88

State of Oregon  
County of Coos 87-2-2189

I, Mary Ann Wilson, County Clerk, certify the within instrument was filed for record at

March 26 3:22 PM '87

By M. Bright Deputy

#pages 3 Fee \$ 13-7-

RECORDED BY  
**TICOR TITLE  
INSURANCE**  
52-067  
Coos County Branch

Until a change is requested, all tax statements shall be sent to the following address:

87 2 2186

HAYES & MERCHEN  
P. O. BOX 104  
POWERS, OR 97466

BARGAIN AND SALE DEED

REX TIMBER INC., an Oregon corporation, ("Grantor") does hereby grant, bargain, sell and convey to GORDON and EVELYN HAYES and WILBUR R. or CATHELINE R. MERCHEN, ("Grantee"), all of the following real property:

A parcel of land situated in Section 18, Township 31 South, Range 11 West, Willamette Meridian, Coos County, Oregon, being more particularly described as follows:

Beginning at a point on the West boundary of said Section 18 that is 358.1 feet North 00° 53' 00" East of the West 1/4 corner of said Section 18 and running thence North 63° 30' East 74.5 feet; thence North 13° 15' East 355.2 feet; thence North 28° 30' East 598.9 feet; thence North 51° 30' East 64.9 feet; thence North 63° 00' East 99.2 feet; thence North 46° 45' East 140.6 feet; thence North 86° 00' East 129.5 feet; thence South 81° 45' East 259.3 feet; thence North 29° 00' East 187.4 feet; thence North 37° 45' East 86.0 feet; thence North 24° 30' East 125.1 feet; thence North 56° 15' East 260.1 feet; thence North 78° 00' East 106.0 feet; thence North 62° 45' East 300.4 feet; thence North 37° 15' East 146.5 feet; thence North 21° 45' East 408.9 feet to a point on the North boundary of said Section 18; thence along said section line North 87° 34' 31" West 2,050.34 feet to the Northwest corner of said Section 18; thence along the West boundary of said Section 18, South 00° 53' 00" West 2,292.18 feet to the point of beginning. Containing 49.8 acres, more or less.

SUBJECT TO:

- (1) Right-of-way for the Johnson Gateway Road across the NW 1/4 of the NW 1/4 of Section 18, as disclosed by the records of the Assessor of Coos County, Oregon.
- (2) Right-of-way 60 feet in width reserved in a Deed recorded May 28, 1948, in Deed Book 182, Page 6, Records of Coos County, Oregon.



87 2 2187

(3) Easement recorded November 18, 1963, in Deed Book 305, Page 226, Records of Coos County, Oregon.

Grantor reserves until December 31, 1991 all of the timber now or hereafter standing, lying or being upon the land above described, together with the right to enter upon the land to remove any and all timber and together with the right to use, construct, operate and maintain over and across the land any and all necessary roads for the purpose of removing the timber.

The true and actual consideration for this transfer is an exchange of land.

This instrument will 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 approved uses.

IN WITNESS WHEREOF, Grantor above named has caused these presents to be executed by its duly authorized officers and its corporate seal to be hereunto affixed this 10<sup>th</sup> day of December, 1986.



REX TIMBER INC.

By: [Signature]  
Its: Vice President

By: [Signature]  
Its: Assistant Secretary

STATE OF OREGON )  
County of Multnomah ) ss.

On this 10<sup>th</sup> day of December, 1986, before me the undersigned, a Notary Public in and for said County and State,

87 2 2188

personally appeared Dewey L. Mobley and William Craig, known to me to be the Vice President and Assistant Secretary, respectively, of Rex Timber Inc., the corporation that executed the within instrument, known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its bylaws or a resolution of its Board of Directors.

WITNESS my hand and seal the day and year first hereinabove written.



Nancy L. Thomas  
Notary Public for Oregon  
My commission expires: 11/1/88

85977  
State of Oregon  
County of Coos 87-2-2186

I, Mary Ann Wilson, County Clerk, certify the within instrument was filed for record at

March 26 3:22 AM '87

By M. Bright Deputy

#pages 3 Fee \$ 12-2-

RECORDED BY  
THEORITTE  
INSURANCE  
58-000  
Coos County Branch