



PROPERTY LINE ADJUSTMENT

SUBMIT TO COOS COUNTY PLANNING DEPT. AT 225 N. ADAMS STREET OR MAIL TO: COOS COUNTY PLANNING 250 N. BAXTER, COQUILLE OR 97423. EMAIL PLANNING@CO.COOS.OR.US PHONE: 541-396-7770

FILE NUMBER: PLA 21 - 007

Date Received: 3/11/21 Receipt #: 224276 Received by: JMB

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) Rough & Ready Lumber LLC - Link Phillipi - President

Mailing address: P.O. Box 340 - Selma, OR 97538

Phone: 541-287-0456

Email: linkp@rrlumber.com

Township: 23S Range: 12W Section: 19 1/4 Section: Select 1/16 Section: Select Tax lot: 19-1400 & 19D - 600

Tax Account Number(s): 28500 & 29200 Zone: Select Zone Forest (F)

Acreage Prior to Adjustment: Acreage After the Adjustment

B. Land Owner(s) Rough & Ready Lumber LLC - Link Phillippi - President

Mailing address: P.O. Box 340 - Selma, OR 97538

Phone: 541-287-0456

Email: linkp@rrlumber.com

Township: 23S Range: 12W Section: 30 1/4 Section: Select 1/16 Section: Select Tax lot: 200

Tax Account Number(s) 41800 Zone Forest (F)

Acreage Prior to Adjustment: Acreage After the Adjustment

C. Surveyor Troy Rambo

Mailing Address P.O. Box 809 - North Bend, OR 97459

Phone #: 541-751-8900

Email: mandrllc@frontier.com

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

Please check off that all the required documents have been submitted with the application. Failure to submit documents will result in an incomplete application or denial.

Purpose of the Property Line Adjustment:

The purpose of the multiple adjustments is to change the figuration of the discrete parcels as determined in D-20-001

It is understood that the discrete parcels will have to be deeded out prior to any adjustments that may take place

- A before and after vicinity map locating the proposed line adjustment or elimination in relocation to adjacent subdivisions, partitions, other units of land and roadways.
- A plot plan showing the existing boundary lines of the lots or parcels affected by the line adjustment and the approximate location for the proposed adjustment line. The plot plan needs reflect structures as follows:
 1. Within Farm and Forest at least within 30 feet of the property boundaries.
 2. Within Rural Residential at least 10 feet of the property boundaries.
 3. Within Controlled Development at least within 20 feet of the boundaries.
 4. Within Estuary Zones at least within 10 feet of the boundaries.
 5. Within Commercial and Industrial within 10 feet of the boundaries.

If there is no development within distance listed above the plan needs to indicate not development within the required distance.

- A current property report (less than 6 months old) indicating any taxes, assessment or liens against the property, easemnts, restrictive covenants and rights-of-way, and ownerships of the property. A title report is acceptable. ***This shall be for both properties.*** At the minimum a deed showing the current lien holders, reference to easements, covenants and ownership will be accepted for both properties. A notice will be provided to any lien holder as part of this process.

Please list all Lien Holders names and addresses:

Property 1:

Property 2:

Please answer the following:

- | | | |
|--|------------------------------|--|
| Will the adjustment create an additional Unit of land? | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| Does property 1 currently meet the minimum parcel/lot size ? | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| Does property 2 currently meet the mimimum parcel/lot size? | Yes <input type="checkbox"/> | No <input type="checkbox"/> |

Was property one created through a land division? Yes No

Was property two created through a land division? Yes No

Are there structures on the property? Yes No

If there are structures please provide how far they are in feet from the adjusted boundary line:

Is there a sanitation system on the one or both properties, if so, please indicate the type of system
Yes No
Onsite Septic System Public Sewer

Is property one going to result in less than an acre and contain a dwelling? Yes No

Is property two going to result in less than an acre and contain a dwelling? Yes No

Is one or both properties zoned Exclusive Farm Use or Forest? Yes No

Will the property cross zone boundaries? If so, a variance request will be required. Yes No

Will the property line adjustment change the access point? Yes No

Section 5.0.150 Application Requirements: Applications for development (includes land divisions and relocation of property boundary) or land use actions shall be filled on forms prescribed by the County and shall include sufficient information and evidence necessary to demonstrate compliance with the applicable criteria and standards of this ordinance and be accompanied by the appropriate fee.

It shall be the duty of the Planning Director or his/her authorized representative to enforce the provisions of the Coos County Zoning and Land Development Ordinance pertaining to zoning, land use, the construction, erection, location or enlargement of any structure and land divisions including the relocation of boundary lines within Coos County under the jurisdiction of this Ordinance. Therefore, if any violations of the ordinance are found to exist the application will not be processed unless other resolutions are possible.

Acknowledgment Statement: I hereby declare that I am the legal owner of record or an agent having consent of the legal owner of record and I am authorized to obtain land use approvals. The statements within this form and submittal information provided are true and correct to the best of my knowledge and belief. I understand that any authorization for land use approval may be revoked if it is determined that it was issued based on false statements, misrepresentation or in error.

Property Owner

Eric Phillipini

2/25/2021
DATE

SECTION 19 T23S R12W W.M.
COOS COUNTY

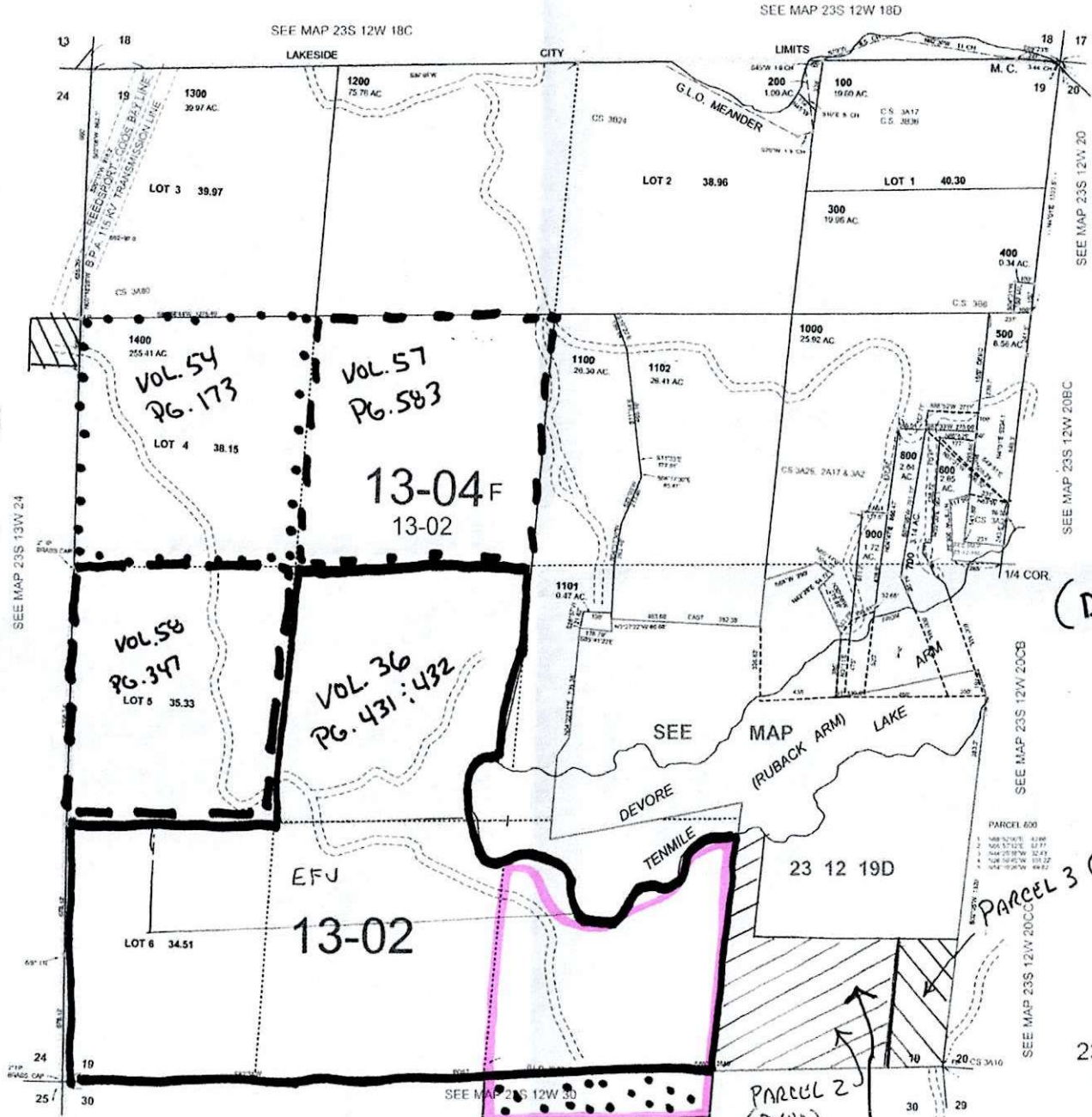
23S 12W 19
& INDEX

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

1" = 400'

CANCELLED NO.

601
1401
1300U1
1300U2



(DEED)
PARCEL 5
T.L. 200
23-13-24

#1 ADJUSTMENT

(DEED) - 83-1-5811

PARCEL 3 (DEED)

Parcel 4
(DEED)
T.L. 200
23-12-30

Parcel 2
(DEED)
T.L. 600
23-12-19D

7-18-2013
23S 12W 19
& INDEX

SECTION 19 T23S R12W W.M.
COOS COUNTY

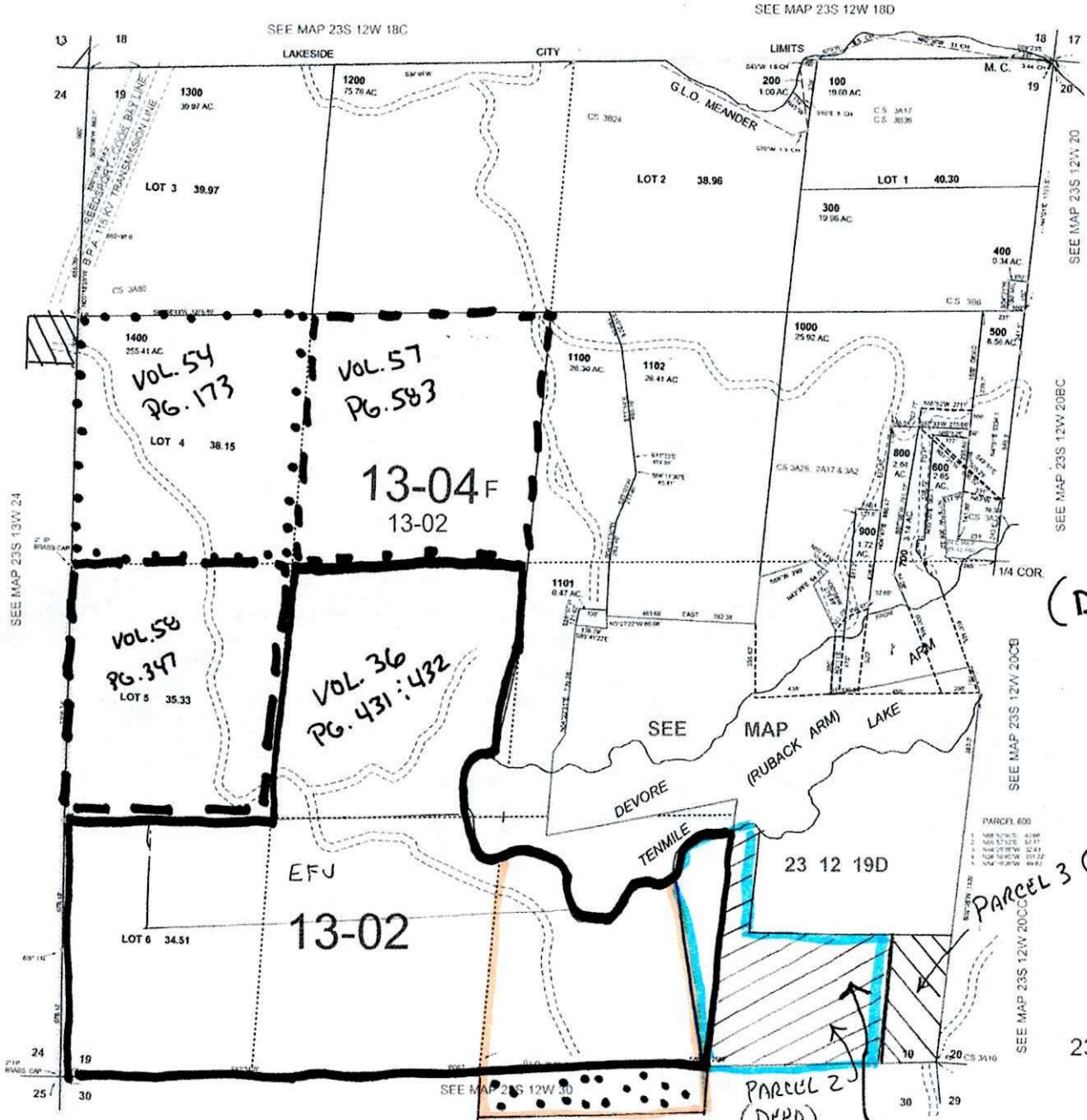
23S 12W 19
& INDEX

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

1" = 400'

CANCELLED NO.

601
1401
1300U1
1300U2



(Deed)
Parcel 5
T.L. 200
23-13-24

2ND ADJUSTMENT

(DEED) - 83-1-5811

PARCEL 3 (DEED)

Parcel 4
(Deed)
T.L. 200
23-12-38

Parcel 2
(Deed)
T.L. 600
23-12-19D

7-18-2013
23S 12W 19
& INDEX

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

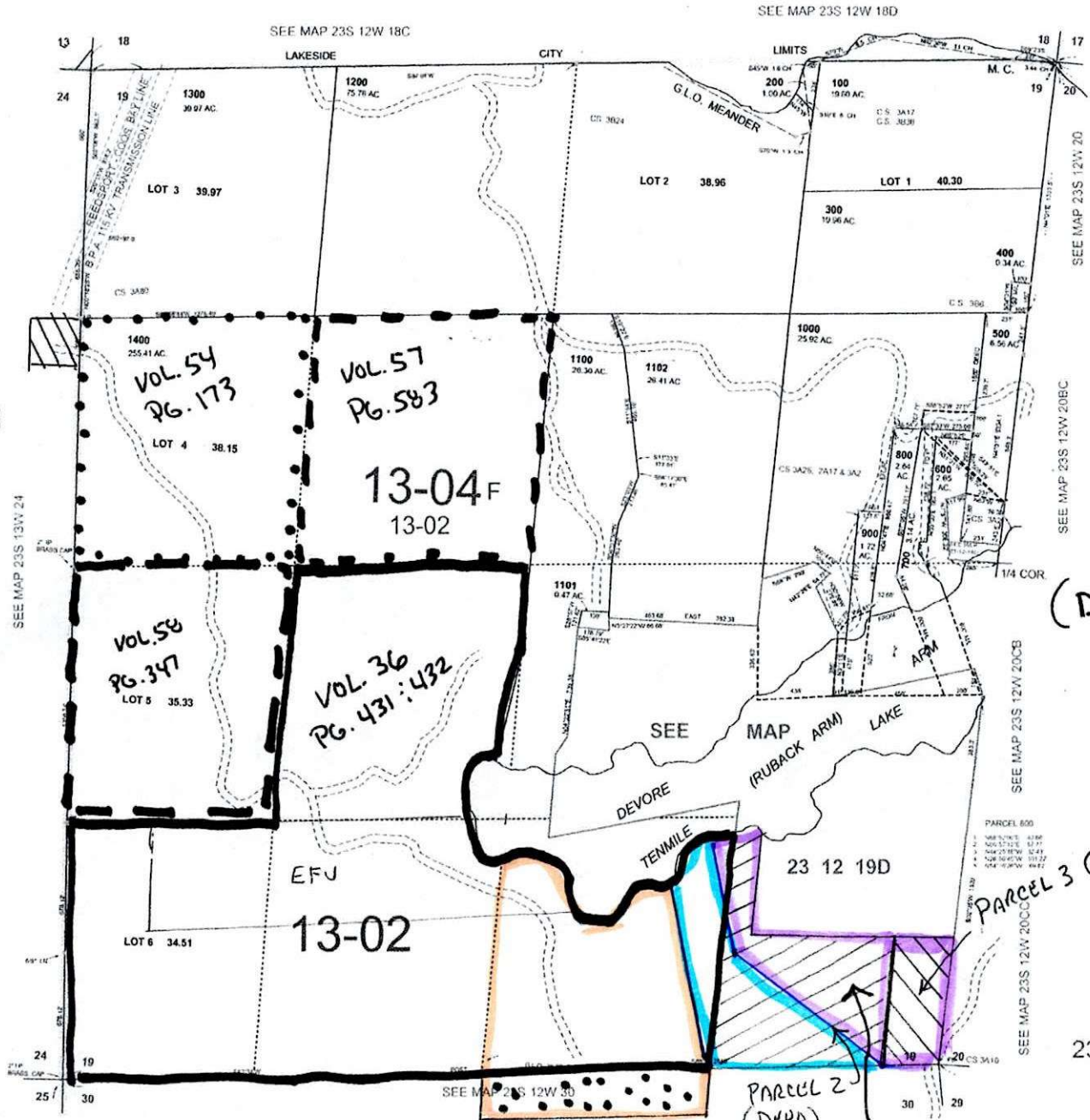
SECTION 19 T23S R12W W.M.
COOS COUNTY

1" = 400'

23S 12W 19
& INDEX

CANCELLED NO.

601
1401
1300U1
1300U2



3RD ADJUSTMENT

(DEED)
PARCEL 5
T.L. 200
23-13-24

(DEED) - 83-1-5811

PARCEL 3 (DEED)

PARCEL 4
(DEED)
T.L. 200
23-12-30

PARCEL 2
(DEED)
T.L. 600
23-12-19D

7-18-2013
23S 12W 19
& INDEX

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

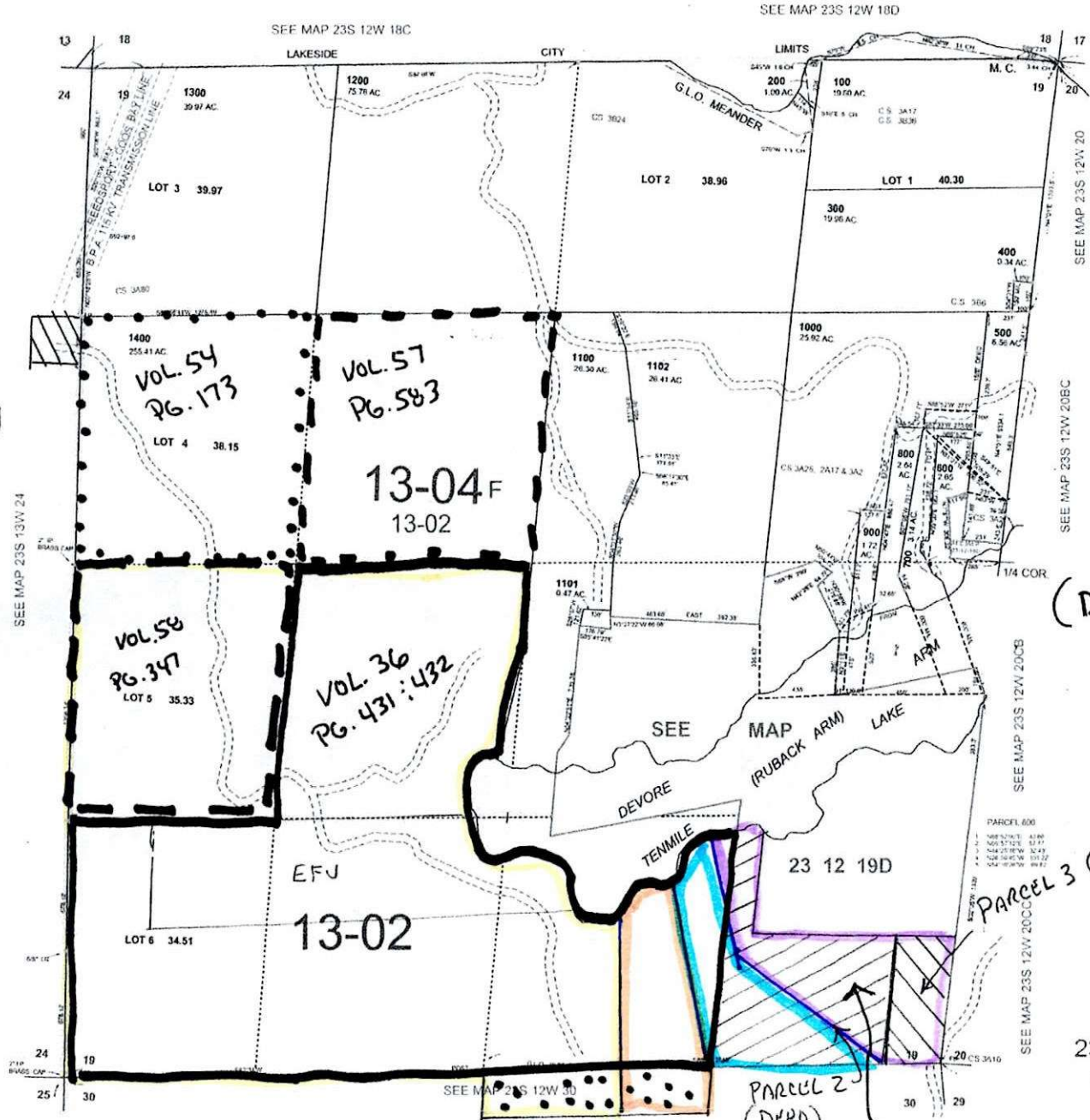
SECTION 19 T23S R12W W.M.
COOS COUNTY

1" = 400'

23S 12W 19
& INDEX

CANCELLED NO.

601
1401
1300U1
1300U2



(Deed)
Parcel 5
T.L. 200
23-13-24

4TH ADJUSTMENTS

(DEED) - 83-1-5811

PARCEL 3 (DEED)

Parcel 4
(DEED)
T.L. 200
23-12-30

Parcel 2
(DEED)

T.L. 600
23-12-19D

7-18-2013
23S 12W 19
& INDEX

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

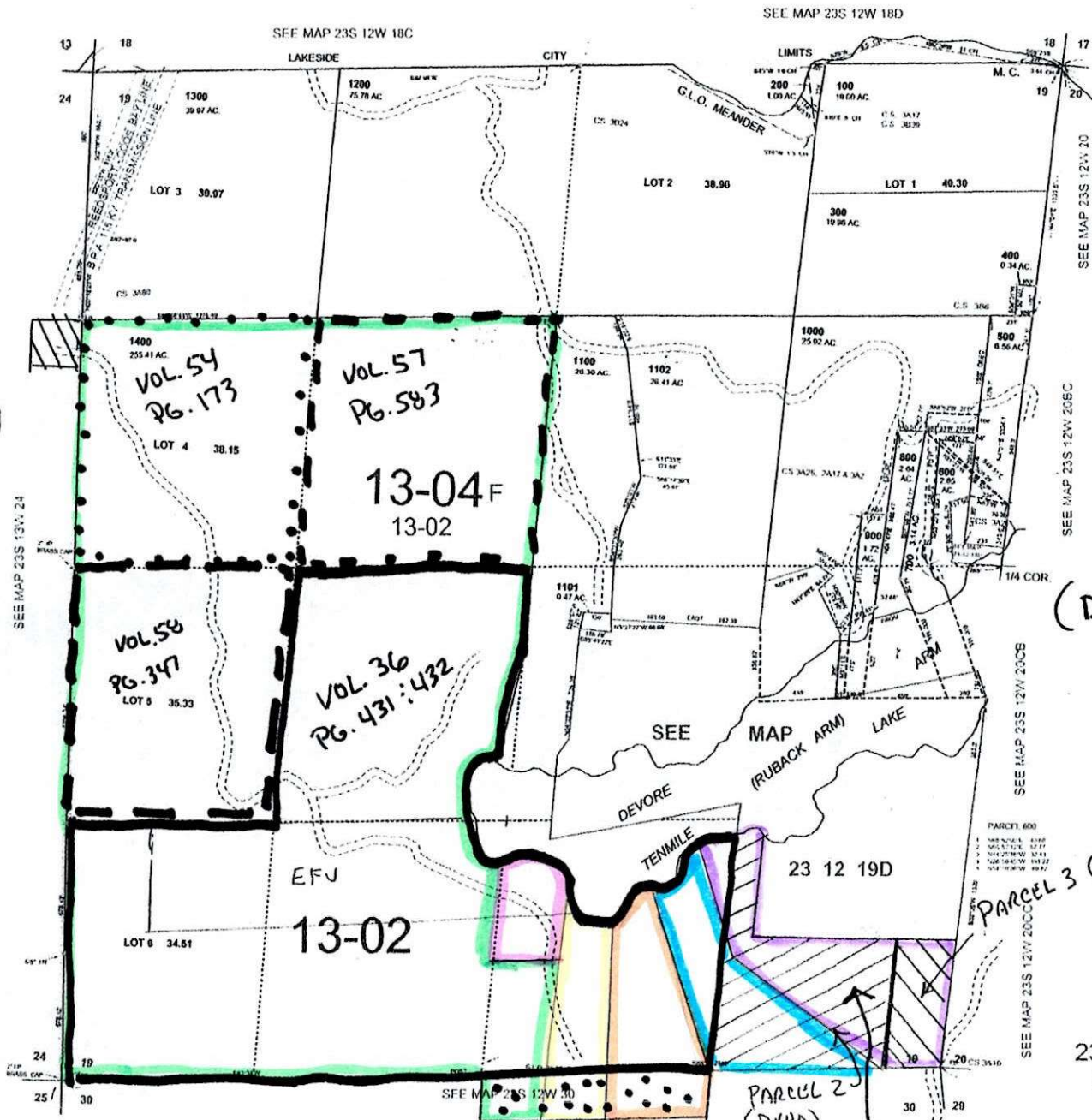
SECTION 19 T23S R12W W.M.
COOS COUNTY

1" = 400'

23S 12W 19
& INDEX

CANCELLED NO.

601
1401
1300U1
1300U2



(DEED)
PARCEL 5
T.L. 200
23-13-24

VOL. 54
PG. 173
LOT 4 30.15

VOL. 57
PG. 583

13-04F
13-02

VOL. 58
PG. 347
LOT 5 35.33

VOL. 36
PG. 431-432

EFV
13-02

(DEED) - 83-1-5811

PARCEL 3 (DEED)

Parcel 4
(DEED)
T.L. 200
23 12 30

PARCEL 2
(DEED)

T.L. 600
23-12-19D

6TH ADJUSTMENT

7-18-2013
23S 12W 19
& INDEX



300 W Anderson
(541)269-5127

OWNERSHIP AND ENCUMBRANCES REPORT WITH GENERAL INDEX LIENS
Informational Report of Ownership and Monetary and Non-Monetary Encumbrances

To ("Customer"): Mulkins and Rambo, LLC
PO Box 809
North Bend, OR 97459

Customer Ref.: _____
Order No.: 360621034498
Effective Date: February 9, 2021 at 08:00 AM
Charge: \$300.00

The information contained in this report is furnished by Ticor Title Company of Oregon (the "Company") as a real property information service based on the records and indices maintained by the Company for the county identified below. THIS IS NOT TITLE INSURANCE OR A PRELIMINARY TITLE REPORT FOR, OR COMMITMENT FOR, TITLE INSURANCE. No examination has been made of the title to the herein described property, other than as specifically set forth herein. Liability for any loss arising from errors and/or omissions is limited to the lesser of the charge or the actual loss, and the Company will have no greater liability by reason of this report. THIS REPORT IS SUBJECT TO THE LIMITATIONS OF LIABILITY STATED BELOW, WHICH LIMITATIONS OF LIABILITY ARE A PART OF THIS REPORT.

THIS REPORT INCLUDES MONETARY AND NON-MONETARY ENCUMBRANCES.

Part One - Ownership and Property Description

Owner. The apparent vested owner of property ("the Property") as of the Effective Date is:

Rough & Ready Lumber LLC, an Oregon Limited Liability Company

Premises. The Property is:

(a) Street Address:

71291 Hilltop Drive, Lakeside, OR 97449

(b) Legal Description:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Part Two - Encumbrances

Encumbrances. As of the Effective Date, the Property appears subject to the following monetary and non-monetary encumbrances of record, not necessarily listed in order of priority, including liens specific to the subject property and general index liens (liens that are not property specific but affect any real property of the named person in the same county):

EXCEPTIONS

1. The Land has been classified as Forest Land, as disclosed by the tax roll. If the Land becomes disqualified, said Land may be subject to additional taxes and/or penalties.
2. Rights of the public to any portion of the Land lying within the area commonly known as public roads, streets and highways.
3. Any adverse claim based on the assertion that any portion of the subject land has been removed from or brought within the subject land's boundaries by the process of accretion or reliction or any change in the location of Ten Mile Lake.

Any adverse claim based on the assertion that any portion of the subject land has been created by artificial means or has accreted to such portions so created, or based on the provisions of ORS 274.905 through 274.940.

Any adverse claim based on the assertion that any portion of the subject land is now or at any time has been below the ordinary high water line of Ten Mile Lake.

Rights of fishing, navigation, commerce, flood control, propagation of anadromous fish, and recreation, and other rights of the public, Indian tribes or governmental bodies in and to the waters of Ten Mile Lake.

4. Easement(s), if any and rights incidental thereto, as shown on Assessment Maps.
5. Any interest in any oil, gas and/or minerals, as disclosed by document

Recording Date: June 30, 1909
Recording No: Book: 54 Page: 173

The present ownership or any other matters affecting said oil, gas and/or minerals are not shown herein.

6. Any rights incidental to the ownership and development of the mineral interest excepted or reserved in the document

Recording Date: June 30, 1909
Recording No: Book: 54 Page: 173

7. Easement(s) and rights incidental thereto, as granted in a document:

Recording Date: September 16, 1949
Recording No: Book: 192 Page: 725

8. Any interest in any oil, gas and/or minerals, as disclosed by document

Recording Date: July 20, 1955
Recording No: Book 243, Page 671

The present ownership or any other matters affecting said oil, gas and/or minerals are not shown herein.

9. Any rights incidental to the ownership and development of the mineral interest excepted or reserved in the document

Recording Date: July 20, 1955
Recording No: Book 243, Page 671

10. Easement(s) and rights incidental thereto as reserved in a document;

Reserved by: Carl T. Jacobson
Recording Date: July 20, 1955
Recording No: Book 243, Page 671

11. Easement(s) and rights incidental thereto, as granted in a document:

Granted to: Central Lincoln Peoples Utility District
Recording Date: August 5, 1959
Recording No: Book: 273 Page: 134

12. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$4,852,000.00
Dated: February 27, 2014
Trustor/Grantor: Rough & Ready Lumber LLC, an Oregon limited liability company
Trustee: Ticor Title Company of Oregon
Beneficiary: RR/NCF SUB-CDE, LLC, a Missouri limited liability company
Recording Date: May 10, 2018
Recording No.: 2018-04401

13. Note: Property taxes for the fiscal year shown below are paid in full.

Fiscal Year: 2020-2021
Amount: \$1,852.83
Levy Code: 1304
Account No.: 28500
Map No.: 23-12-19 TL1400

Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.

14. Note: Property taxes for the fiscal year shown below are paid in full.

Fiscal Year: 2020-2021
Amount: \$55.76
Levy Code: 1302
Account No.: 29200
Map No.: 23-12-19D TL0600

Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.

15. Note: Property taxes for the fiscal year shown below are paid in full.

Fiscal Year: 2020-2021
Amount: \$26.56

Ticor Title Company of Oregon
Order No. 360621034498

Levy Code: 1302
Account No.: 41800
Map No.: 23-12-30 TL0200

Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.

16. Note: Property taxes for the fiscal year shown below are paid in full.

Fiscal Year: 2020-2021
Amount: \$20.52
Levy Code: 1316
Account No.: 53000
Map No.: 23-13-24 TL0100

Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.

End of Reported Information

There will be additional charges for additional information or copies. For questions or additional requests, contact:

John Beaver
541-269-5127
john.beaver@ticortitle.com

Ticor Title Company of Oregon
300 W Anderson
Coos Bay, OR 97420

EXHIBIT "A"
Legal Description

PARCEL 1:

The E 1/2 of the SW 1/4; the SE 1/4 of the NW 1/4; the SW 1/4 of the SE 1/4 and all of Government Lots 4, 5 and 6 of Section 19, Township 23 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

EXCEPTING THEREFROM that portion as conveyed in Boundary Adjustment Deed recorded January 23, 1995 as instrument no. 95-01-0688, Deed Records of Coos County, Oregon.

PARCEL 2:

Beginning on the Section line between Sections 19 and 30 at a point 4 chains Westerly of the common corner to Sections 19, 20, 29 and 30 of Township 23 South, Range 12 West of the Willamette Meridian, Coos County, Oregon; thence Westerly 16 chains along said Section line to the Southwest corner of the SE 1/4 of the SE 1/4 of Section 19; thence Northerly 20 chains to the Northwest corner of said quarter quarter section; thence Easterly 2 chains along the Northern Boundary of said quarter quarter section; thence South 9.30 chains; thence East 14 chains; thence South 10.70 chains to the point of beginning, being a portion of the SE 1/4 of the SE 1/4 of Section 19, Township 23 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

PARCEL 3:

Beginning at the Southeast corner of Section 19, Township 23 South, Range 12 West of the Willamette Meridian, Coos County, Oregon; thence West 4 chains; thence North 10.70 chains; thence East 4 chains; thence South 10.70 chains to the place of beginning.

PARCEL 4:

The North 250.00 feet of the NW 1/4 of the NE 1/4 of Section 30, Township 23 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

PARCEL 5:

A parcel of land situated in the SE 1/4 of the NE 1/4 of Section 24, Township 23 South, Range 13 West of the Willamette Meridian, Coos County, Oregon, described as follows: Beginning at an iron post 1320 feet South of the Northeast corner of Section 24, Township 23 South, Range 13 West of the Willamette Meridian, Coos County, Oregon and running 300 feet South; thence 320 feet, more or less, West to a point on the County Road; thence along the County Road 300 feet, more or less, in a Northerly direction to an iron post near the centerline of the road; thence 340 feet, more or less, East to the point of beginning.

LIMITATIONS OF LIABILITY

"CUSTOMER" REFERS TO THE RECIPIENT OF THIS REPORT.

CUSTOMER EXPRESSLY AGREES AND ACKNOWLEDGES THAT IT IS EXTREMELY DIFFICULT, IF NOT IMPOSSIBLE, TO DETERMINE THE EXTENT OF LOSS WHICH COULD ARISE FROM ERRORS OR OMISSIONS IN, OR THE COMPANY'S NEGLIGENCE IN PRODUCING, THE REQUESTED REPORT, HEREIN "THE REPORT." CUSTOMER RECOGNIZES THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS OR OMISSIONS OR NEGLIGENCE. THEREFORE, CUSTOMER UNDERSTANDS THAT THE COMPANY IS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REPORT UNLESS THE COMPANY'S LIABILITY IS STRICTLY LIMITED. CUSTOMER AGREES WITH THE PROPRIETY OF SUCH LIMITATION AND AGREES TO BE BOUND BY ITS TERMS

THE LIMITATIONS ARE AS FOLLOWS AND THE LIMITATIONS WILL SURVIVE THE CONTRACT:

ONLY MATTERS IDENTIFIED IN THIS REPORT AS THE SUBJECT OF THE REPORT ARE WITHIN ITS SCOPE. ALL OTHER MATTERS ARE OUTSIDE THE SCOPE OF THE REPORT.

CUSTOMER AGREES, AS PART OF THE CONSIDERATION FOR THE ISSUANCE OF THE REPORT AND TO THE FULLEST EXTENT PERMITTED BY LAW, TO LIMIT THE LIABILITY OF THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS AND ALL OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS FOR ANY AND ALL CLAIMS, LIABILITIES, CAUSES OF ACTION, LOSSES, COSTS, DAMAGES AND EXPENSES OF ANY NATURE WHATSOEVER, INCLUDING ATTORNEY'S FEES, HOWEVER ALLEGED OR ARISING, INCLUDING BUT NOT LIMITED TO THOSE ARISING FROM BREACH OF CONTRACT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF WARRANTY, EQUITY, THE COMMON LAW, STATUTE OR ANY OTHER THEORY OF RECOVERY, OR FROM ANY PERSON'S USE, MISUSE, OR INABILITY TO USE THE REPORT OR ANY OF THE MATERIALS CONTAINED THEREIN OR PRODUCED, **SO THAT THE TOTAL AGGREGATE LIABILITY OF THE COMPANY AND ITS AGENTS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS SHALL NOT IN ANY EVENT EXCEED THE COMPANY'S TOTAL FEE FOR THE REPORT.**

CUSTOMER AGREES THAT THE FOREGOING LIMITATION ON LIABILITY IS A TERM MATERIAL TO THE PRICE THE CUSTOMER IS PAYING, WHICH PRICE IS LOWER THAN WOULD OTHERWISE BE OFFERED TO THE CUSTOMER WITHOUT SAID TERM. CUSTOMER RECOGNIZES THAT THE COMPANY WOULD NOT ISSUE THE REPORT BUT FOR THIS CUSTOMER AGREEMENT, AS PART OF THE CONSIDERATION GIVEN FOR THE REPORT, TO THE FOREGOING LIMITATION OF LIABILITY AND THAT ANY SUCH LIABILITY IS CONDITIONED AND PREDICATED UPON THE FULL AND TIMELY PAYMENT OF THE COMPANY'S INVOICE FOR THE REPORT.

THE REPORT IS LIMITED IN SCOPE AND IS NOT AN ABSTRACT OF TITLE, TITLE OPINION, PRELIMINARY TITLE REPORT, TITLE REPORT, COMMITMENT TO ISSUE TITLE INSURANCE, OR A TITLE POLICY, AND SHOULD NOT BE RELIED UPON AS SUCH. THE REPORT DOES NOT PROVIDE OR OFFER ANY TITLE INSURANCE, LIABILITY COVERAGE OR ERRORS AND OMISSIONS COVERAGE. THE REPORT IS NOT TO BE RELIED UPON AS A REPRESENTATION OF THE STATUS OF TITLE TO THE PROPERTY. THE COMPANY MAKES NO REPRESENTATIONS AS TO THE REPORT'S ACCURACY, DISCLAIMS ANY WARRANTY AS TO THE REPORT, ASSUMES NO DUTIES TO CUSTOMER, DOES NOT INTEND FOR CUSTOMER TO RELY ON THE REPORT, AND ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE ON THE REPORT OR OTHERWISE.

IF CUSTOMER (A) HAS OR WILL HAVE AN INSURABLE INTEREST IN THE SUBJECT REAL PROPERTY, (B) DOES NOT WISH TO LIMIT LIABILITY AS STATED HEREIN AND (C) DESIRES THAT ADDITIONAL LIABILITY BE ASSUMED BY THE COMPANY, THEN CUSTOMER MAY REQUEST AND PURCHASE A POLICY OF TITLE INSURANCE, A BINDER, OR A COMMITMENT TO ISSUE A POLICY OF TITLE INSURANCE. NO ASSURANCE IS GIVEN AS TO THE INSURABILITY OF THE TITLE OR STATUS OF TITLE. CUSTOMER EXPRESSLY AGREES AND ACKNOWLEDGES IT HAS AN INDEPENDENT DUTY TO ENSURE AND/OR RESEARCH THE ACCURACY OF ANY INFORMATION OBTAINED FROM THE COMPANY OR ANY PRODUCT OR SERVICE PURCHASED.

NO THIRD PARTY IS PERMITTED TO USE OR RELY UPON THE INFORMATION SET FORTH IN THE REPORT, AND NO LIABILITY TO ANY THIRD PARTY IS UNDERTAKEN BY THE COMPANY.

CUSTOMER AGREES THAT, TO THE FULLEST EXTENT PERMITTED BY LAW, IN NO EVENT WILL THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS, AND ALL OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES AND SUBCONTRACTORS BE LIABLE FOR CONSEQUENTIAL, INCIDENTAL, INDIRECT, PUNITIVE, EXEMPLARY, OR SPECIAL DAMAGES, OR LOSS OF PROFITS, REVENUE, INCOME, SAVINGS, DATA, BUSINESS, OPPORTUNITY, OR GOODWILL, PAIN AND SUFFERING, EMOTIONAL DISTRESS, NON-OPERATION OR INCREASED EXPENSE OF OPERATION, BUSINESS INTERRUPTION OR DELAY, COST OF CAPITAL, OR COST OF REPLACEMENT PRODUCTS OR SERVICES, REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, STRICT LIABILITY, BREACH OF WARRANTIES, FAILURE OF ESSENTIAL PURPOSE, OR OTHERWISE AND WHETHER CAUSED BY NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF CONTRACT, BREACH OF WARRANTY, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE OR ANY OTHER CAUSE WHATSOEVER, AND EVEN IF THE COMPANY HAS BEEN ADVISED OF THE LIKELIHOOD OF SUCH DAMAGES OR KNEW OR SHOULD HAVE KNOWN OF THE POSSIBILITY FOR SUCH DAMAGES.

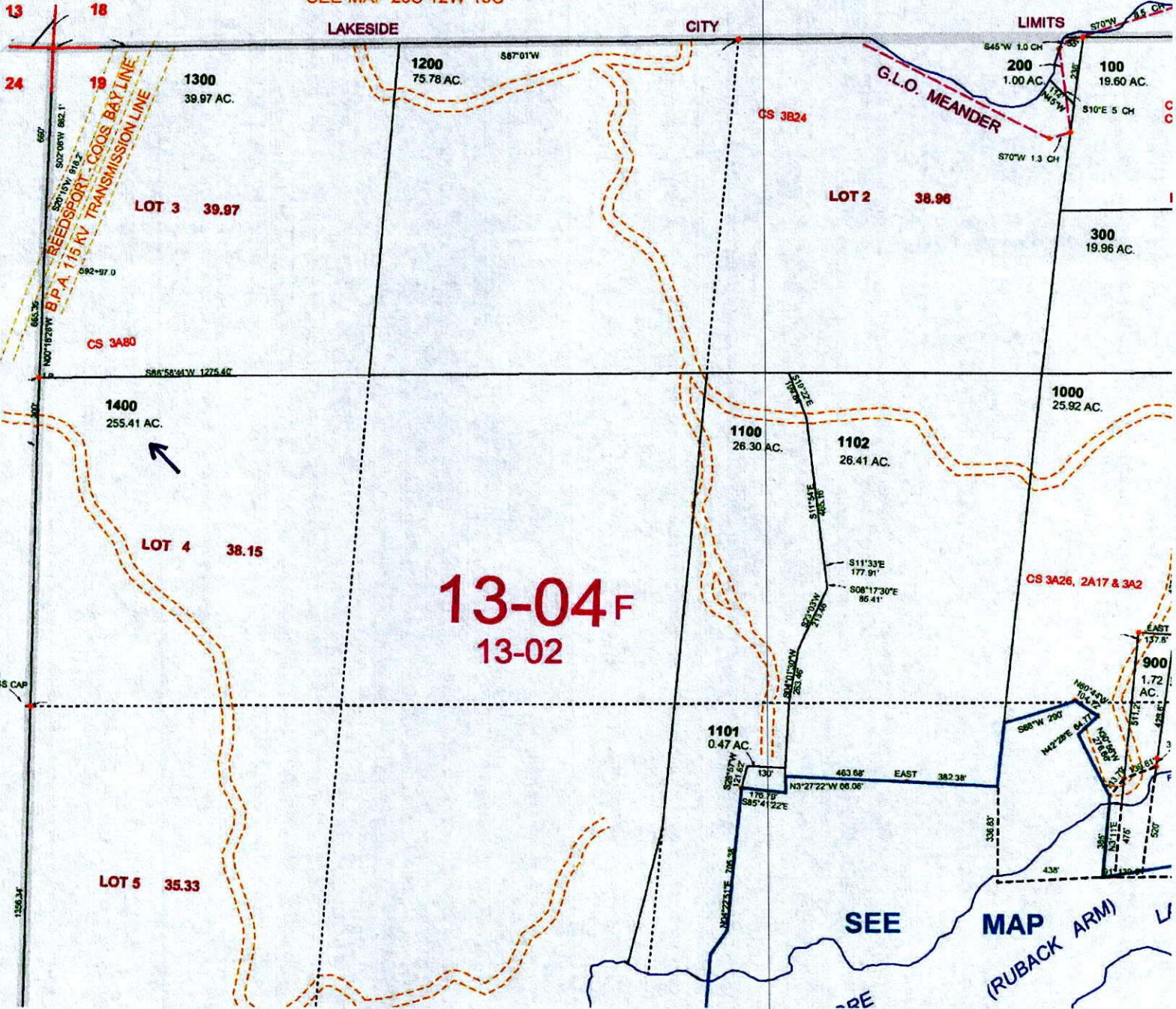
END OF THE LIMITATIONS OF LIABILITY

SEE MAP 23S 12W 18C

LAKESIDE

CITY

LIMITS



1300
39.97 AC.

1200
75.78 AC.

100
19.60 AC.

LOT 3
39.97

LOT 2
38.96

300
19.96 AC.

1400
255.41 AC.

LOT 4
38.15

1100
26.30 AC.

1102
26.41 AC.

1000
25.92 AC.

13-04F
13-02

LOT 5
35.33

1101
0.47 AC.

900
1.72 AC.

SEE MAP (RUBACK ARM)

G.L.O. MEANDER

B.P.A. 115 KV TRANSMISSION LINE
REEDSPORT - COOS BAY LINE

CS 3A26, 2A17 & 3A2

CS 3B24

CS 3A80

2" IR BRASS CAP

C
C

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F

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THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

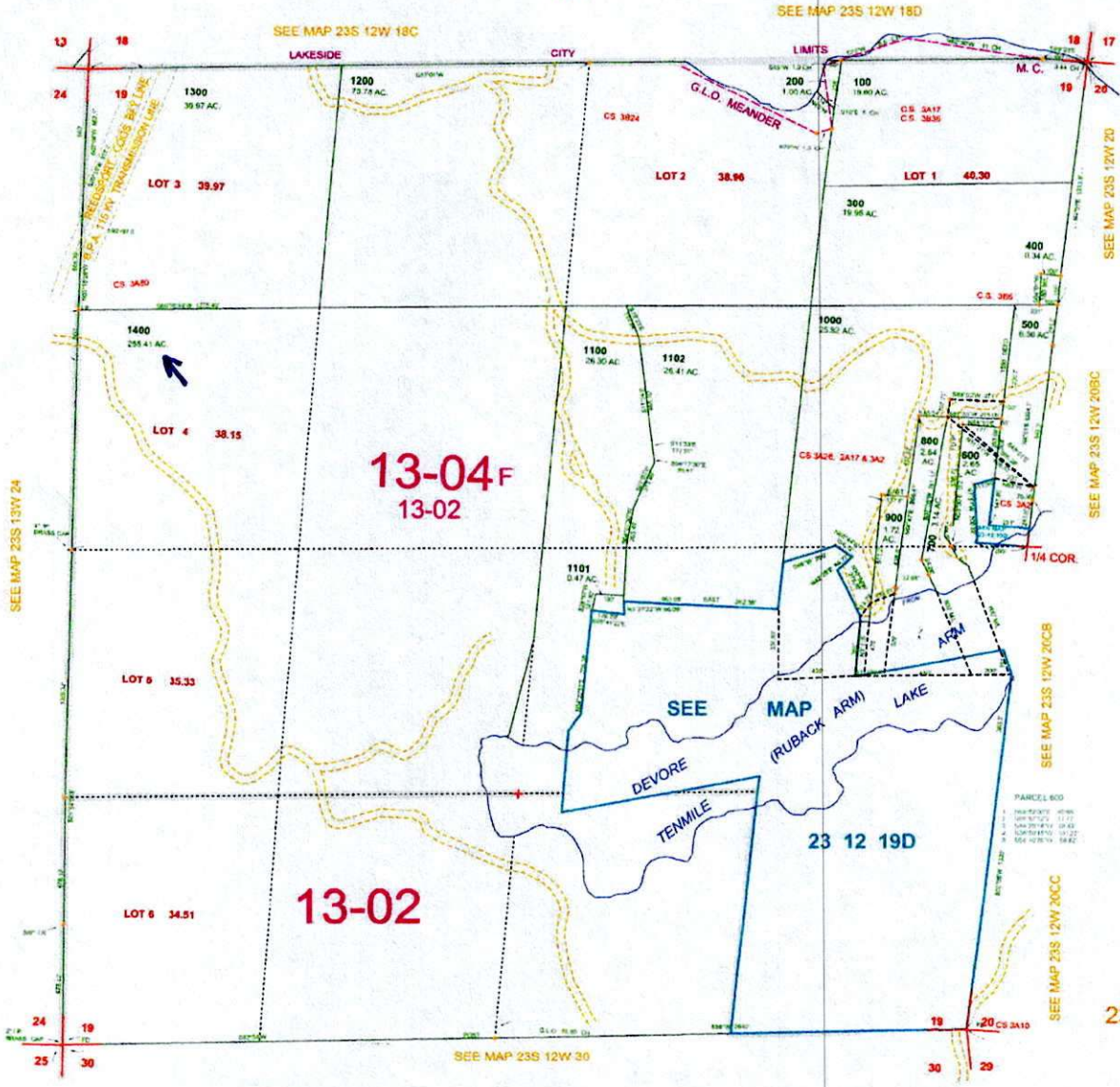
SECTION 19 T23S R12W W.M.
COOS COUNTY

1" = 400'

23S 12W 19
& INDEX

CANCELLED NO.

- 801
- 1401
- 1300U1
- 1300U2



7-18-2013
23S 12W 19
& INDEX

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ASSESSMENT PURPOSE ONLY

SE1/4 SEC.19 T23S R12W W.M.
COOS COUNTY

1" = 200'

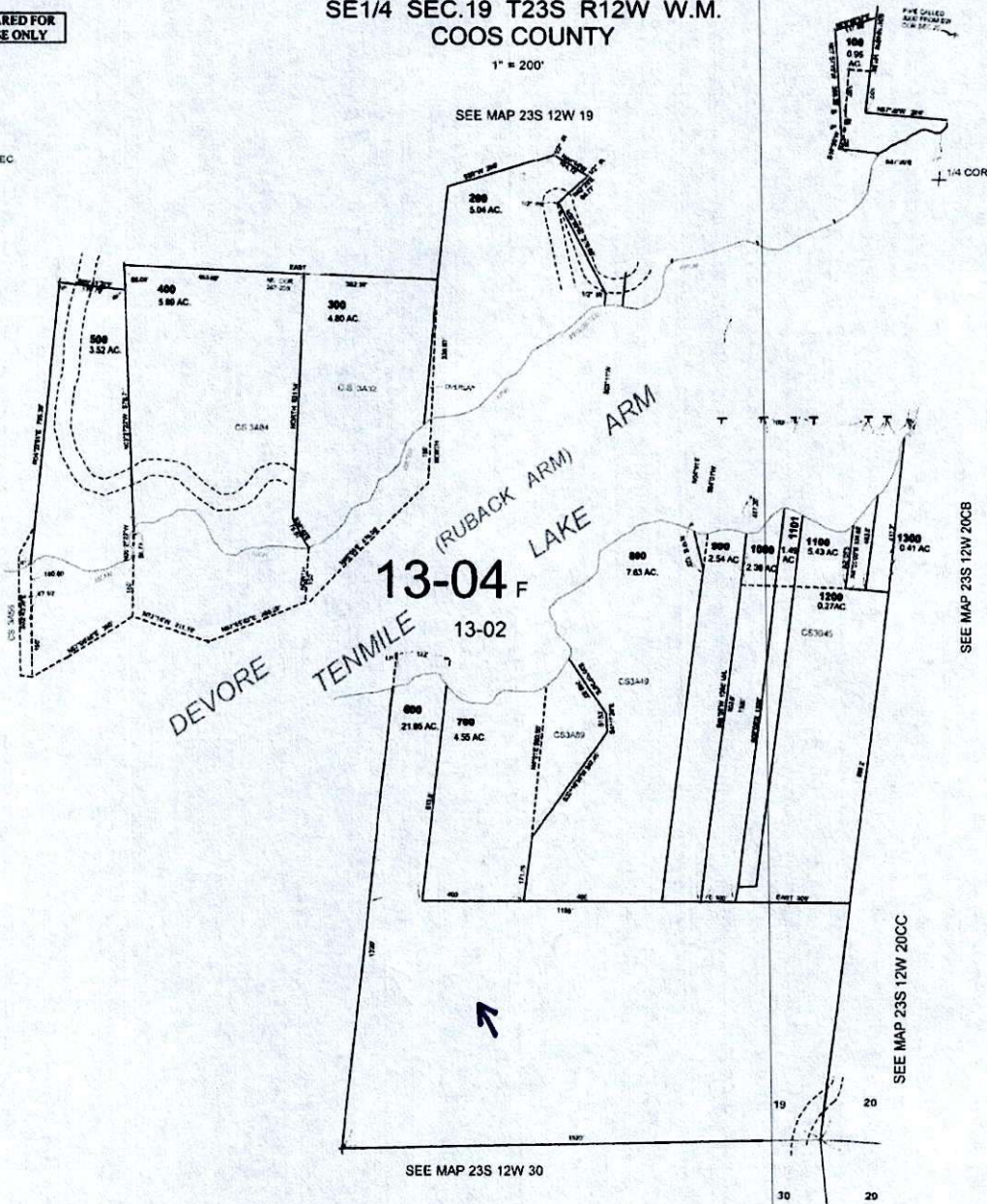
23S 12W 19D

CANCELLED NO
801

SEE MAP 23S 12W 19

CEN. SEC

SEE MAP 23S 12W 19



SEE MAP 23S 12W 20CB

SEE MAP 23S 12W 20CC

SEE MAP 23S 12W 30

7-25-2013

23S 12W 19D

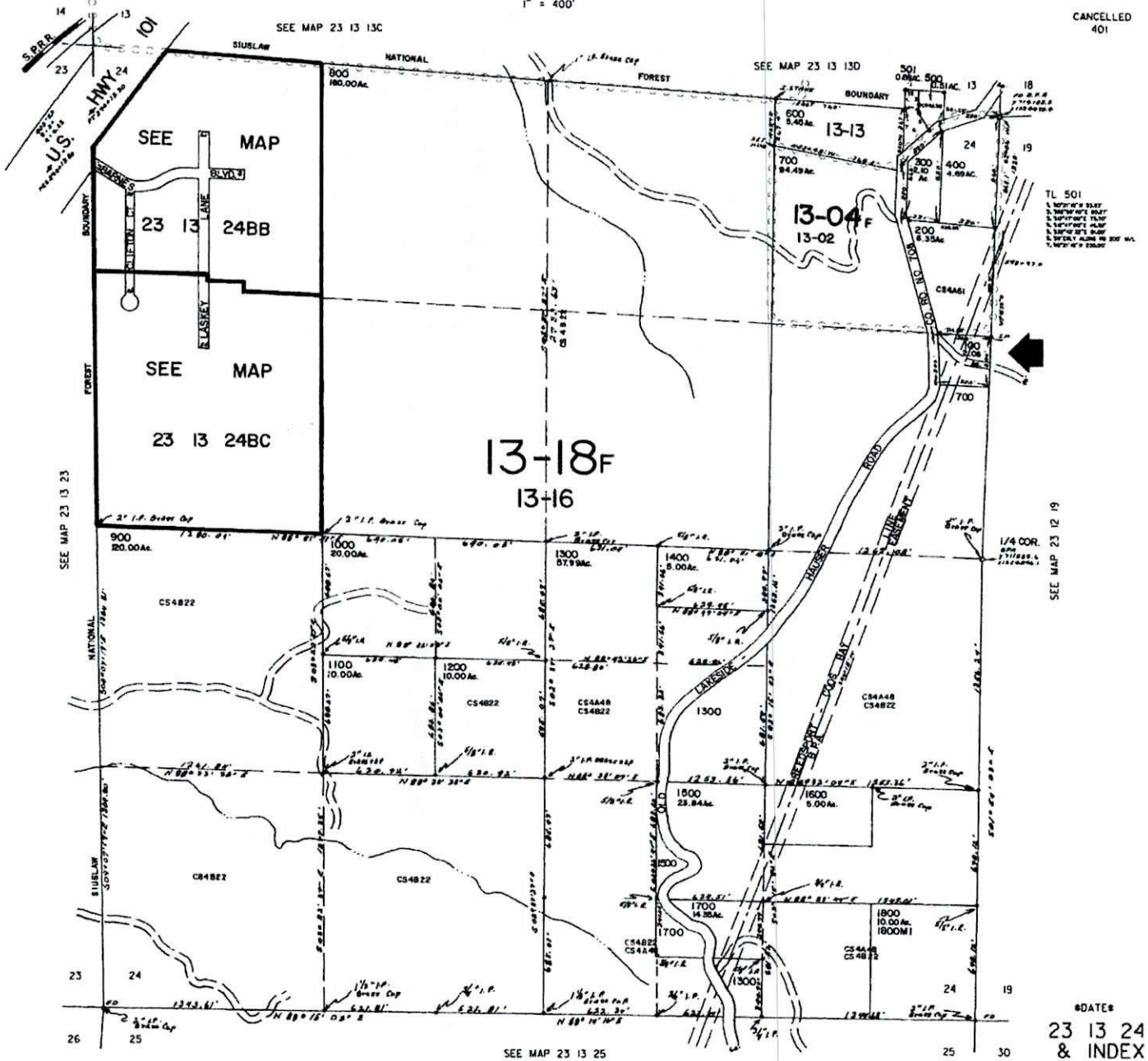
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SECTION 24 T.23S. R.13W. W.M.
COOS COUNTY

23 13 24
& INDEX

CANCELLED
401

1" = 400'



DATE
23 13 24
& INDEX

RECORDING REQUESTED BY:



105 E 2nd Street
Coquille, OR 97423

GRANTOR'S NAME:

Peter Martin, III and Alice Margaret Martin

GRANTEE'S NAME:

Rough & Ready Lumber LLC

AFTER RECORDING RETURN TO:

Order No.: 360618023005-TT
Rough & Ready Lumber LLC
PO Box 340
Selma, OR 97538

SEND TAX STATEMENTS TO:

Rough & Ready Lumber LLC
PO Box 340
Selma, OR 97538

APN: 28500
29200
41800
53000
Map: 23-12-19 TL 1400
23-12-19D 600
23-12-30 200
23-13-24 100

71291 Hilltop Drive, Lakeside, OR 97449

**AFTER RECORDING
RETURN TO**
Ticor Title Insurance
300 West Anderson Ave - Box 1075
Coos Bay, OR 97420-0233

COOS COUNTY, OREGON **2018-04396**
\$66.00 05/10/2018 03:44:00 PM
DEBBIE HELLER, CEA, COOS COUNTY CLERK Pgs=5

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Peter Martin III and Alice Margaret Martin, who acquired title as Alice M. Myers, Alice M. Meyers-Martin and Alice Martin, as their interest may appear,, Grantor, conveys and warrants to Rough & Ready Lumber LLC, an Oregon Limited Liability Company, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Coos, State of Oregon:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ONE MILLION ONE HUNDRED THOUSAND AND NO/100 DOLLARS (\$1,100,000.00). (See ORS 93.030).

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

STATUTORY WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: May 7, 2018

PMartin
Peter Martin, III

Alice Margaret Martin by PMartin POA
Alice Margaret Martin by Peter Martin III, as attorney in fact.

State of OR
County of COOS

This instrument was acknowledged before me on 5-7-18 by Peter Martin III individually and as attorney in fact for Alice Margaret Martin.

Tonya Tucker
Notary Public - State of OR

My Commission Expires: 5-26-18



EXHIBIT "A"
Legal Description

PARCEL 1:

The E 1/2 of the SW 1/4; the SE 1/4 of the NW 1/4; the SW 1/4 of the SE 1/4 and all of Government Lots 4, 5 and 6 of Section 19, Township 23 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

EXCEPTING THEREFROM that portion as conveyed in Boundary Adjustment Deed recorded January 23, 1995 as instrument no. 95-01-0688, Deed Records of Coos County, Oregon.

PARCEL 2:

Beginning on the Section line between Sections 19 and 30 at a point 4 chains Westerly of the common corner to Sections 19, 20, 29 and 30 of Township 23 South, Range 12 West of the Willamette Meridian, Coos County, Oregon; thence Westerly 16 chains along said Section line to the Southwest corner of the SE 1/4 of the SE 1/4 of Section 19; thence Northerly 20 chains to the Northwest corner of said quarter quarter section; thence Easterly 2 chains along the Northern Boundary of said quarter quarter section; thence South 9.30 chains; thence East 14 chains; thence South 10.70 chains to the point of beginning, being a portion of the SE 1/4 of the SE 1/4 of Section 19, Township 23 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

PARCEL 3:

Beginning at the Southeast corner of Section 19, Township 23 South, Range 12 West of the Willamette Meridian, Coos County, Oregon; thence West 4 chains; thence North 10.70 chains; thence East 4 chains; thence South 10.70 chains to the place of beginning.

PARCEL 4:

The North 250.00 feet of the NW 1/4 of the NE 1/4 of Section 30, Township 23 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

PARCEL 5:

A parcel of land situated in the SE 1/4 of the NE 1/4 of Section 24, Township 23 South, Range 13 West of the Willamette Meridian, Coos County, Oregon, described as follows: Beginning at an iron post 1320 feet South of the Northeast corner of Section 24, Township 23 South, Range 13 West of the Willamette Meridian, Coos County, Oregon and running 300 feet South; thence 320 feet, more or less, West to a point on the County Road; thence along the County Road 300 feet, more or less, in a Northerly direction to an iron post near the centerline of the road; thence 340 feet, more or less, East to the point of beginning.

EXHIBIT "B"
Exceptions

Subject to:

1. The Land has been classified as Farm/Forest Land, as disclosed by the tax roll. If the Land becomes disqualified, said Land may be subject to additional taxes and/or penalties.
2. Rights of the public to any portion of the Land lying within the area commonly known as public roads, streets and highways.
3. Easement(s), if any and rights incidental thereto, as shown on Assessment Maps.
4. Any adverse claim based upon the assertion that some portion of said Land is tide or submerged lands, or has been created by artificial means or has accreted to such portion so created.
5. Any adverse claim based upon the assertion that:
 - a) Said Land or any part thereof is now or at any time has been below the highest of the high watermarks of Ten Mile Lake, in the event the boundary of said Ten Mile Lake has been artificially raised or is now or at any time has been below the high watermark, if said Ten Mile Lake is in its natural state.
 - b) Some portion of said Land has been created by artificial means or has accreted to such portion so created.
 - c) Some portion of said Land has been brought within the boundaries thereof by an avulsive movement of Ten Mile Lake, or has been formed by accretion to any such portion.
6. The rights of the public and governmental bodies for fishing, navigation and commerce in and to any portion of the Land herein described, lying below the high water line of the Ten Mile Lake.

The right, title and interest of the State of Oregon in and to any portion lying below the high water line of Ten Mile Lake.
7. Rights and easements for navigation and fishery which may exist over that portion of said Land lying beneath the waters of Ten Mile Lake.
8. Any rights in favor of the public which may exist on said Land if said Land or portions thereof are or were at any time used by the public.
9. Any interest in any oil, gas and/or minerals, as disclosed by document

Recording Date: June 30, 1909
Recording No: Book: 54 Page: 173
10. The present ownership or any other matters affecting said oil, gas and/or minerals are not shown herein. Any rights incidental to the ownership and development of the mineral interest excepted or reserved in the document

Recording Date: June 30, 1909
Recording No: Book: 54 Page: 173
11. Any interest in any oil, gas and/or minerals, as disclosed by document

Recording Date: July 20, 1955
Recording No: Book 243, Page 671
12. The present ownership or any other matters affecting said oil, gas and/or minerals are not shown herein. Any rights incidental to the ownership and development of the mineral interest excepted or reserved in the document

Recording Date: July 20, 1955
Recording No: Book 243, Page 671
13. Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;

Purpose: Right of way
Recording No: Book: 243 Page: 671
14. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Central Lincoln Peoples Utility District
Purpose: power line
Recording Date: August 5, 1959
Recording No: Book: 273 Page: 134

EXHIBIT "B"
Exceptions

15. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: utilities
Recording Date: September 16, 1949
Recording No: Book: 192 Page: 725

warrent and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, We the grantors above named, hereunto set our hands and seals this 28th day of June, 1909,

Signed, sealed and delivered in:
the presence of us as witnesses:
Jno. Wm. Haynie, Lemmett Stanton.

Isabella Ferguson,
Duncan Ferguson,

(Seal)
(Seal)

State of Oregon:
County of Coos: BE IT REMEMBERED, that on this 28th day of June, A. D. 1909, before me, the undersigned, a notary public for Oregon, and in and for said County and State, personally appeared the within named Isabella Ferguson generally described as Isabella Ferguson and Duncan Ferguson, her husband, who are personally known to me to be the identical individuals described in and who executed the within instrument, and acknowledged to me that they executed the same freely and voluntarily, and without fear or compulsion from anyone.

IN TESTIMONY WHEREOF, I hereunto set my hand and nterial seal, the day and year last above written.

Recorded June, 30, 1909, 9:30 A. M.
James Watson, County Clerk.

(Seal) Bennett Stanton,
Notary Public for Oregon.

54-173

KNOW ALL MEN BY THESE PRESENTS, That P. H. Krick and Mary E. Krick, his wife, the first parties, in consideration of Ten Dollars and other valuable consideration, to them paid by William McNeill, have bargained and sold and by these presents do grant, bargain, sell and convey unto said William McNeill, of Lakeside, Coos County, Oregon, the second party, his heirs and assigns, all the following bounded and described real property, situated in the County of Coos and State of Oregon, to-wit: All of Lot Four (4) or Section Nineteen (19) Township Twenty-three (23) South, Range Twelve (12) west of the Willamette Meridian, Coos County, Oregon, containing 28.15 acres, more or less; Excepting and reserving from this conveyance however unto the first parties, their heirs and assigns, all coal, in or upon said premises, or underlying the same, together with the right to mine and remove the same, and for that purpose to make suitable openings on said premises and suitable rights of way for the removal thereof provided, however, and the first parties agree not to do or suffer to be done any unnecessary damage to said premises, and agree not to unnecessarily interfere with the use and occupancy of said lands by the second party, his heirs or assigns, together with all and singular the tenements, hereditaments and appurtenances therunto belonging, or in any wise appertaining, and also all their estate, right, title and interest in and to the same including dower and claim of dower.

TO HAVE AND TO HOLD the above described and granted premises unto the said second party, his heirs and assigns forever. And said first parties, grantors above named, do covenant to and with said second party the above named grantee his heirs and assigns that they are lawfully seized in fee simple of the above granted premises, that they above granted premises are free from all mortgages, and that they will and their heirs, executors and administrators,

and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever. The coal, rights, licenses,

D-574

privileges, and rights of way, streets, are hereby excepted and reserved from this conveyance

IN WITNESS WHEREOF, the said Grantors above named, hereunto set our hands and seals this 24th

day of June, 1909.

Signed, sealed and delivered in the presence of us as witnesses: Rufus Schneider, Byron H. Hornsb.

P. P. Krick, Katy E. Krick,

(Seal)

State of Oregon DE WITNESSED, that on this 24th day of June, A. D. 1909, before me, the

Notary Public in and for the State of Oregon, personally appeared the within

named P. P. Krick and Katy E. Krick, his wife, who are personally known to me to be the identical

individuals described in and who executed the within instrument, and acknowledged to me that they

executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I hereunto set my hand and notarial seal, the day and year last above

written.

Recorded June, 30, 1909, 9:30 A. M. James Watson, County Clerk.

George T. Schneider, Notary Public for Oregon.

THIS INSTRUMENT WITNESSETH THAT EAST KARNSTADT LAND CO. a corporation organized and existing

under and by virtue of the laws of the State of Oregon, the first party for and in consideration

of the sum of one hundred and fifty-two 50/100 dollars to it paid, does by these presents grant,

bargain, sell and convey unto Robert District No. 49, Coos Co., Oregon, the second party all the

following described property, to-wit: Lot Twenty-one of block Thirty-two of the townsite of East

Karnstaid, Coos County, Oregon, according to the survey and plat thereof now on file and of

record in the office of the County Clerk of Coos County, State of Oregon. Together with the

tenements, hereditaments and appurtenances therunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD unto the said second part its successors and assigns, forever. And the

said first party does hereby covenant and agree to and with the said second party that it is to

own or said premises, and that it will forever warrant and defend the same against the lawful

claim of all persons whatsoever.

IN WITNESS WHEREOF the said first party has by a resolution of its Board of Directors caused

these presents to be executed by its President and Secretary this 15th day of May, 1909.

Signed and sealed in presence of: One E. Jordan.

East Karnstaid Land Co. By W. U. Douglas, President. and by Albert Seelie, Secretary.

State of Oregon: County of Coos, appeared on this 15th day of May, 1909, before me, the undersigned, a Notary Public for

Oregon, in and for the County of Coos, appeared W. U. Douglas and Albert Seelie, to me personally

known, who being duly sworn did say that he, the said W. U. Douglas, is President, and he, the said

Albert Seelie, is Secretary, of East Karnstaid Land Co., a corporation, and that said instrument was

and signed in behalf of said corporation by authority of its Board of Directors; and that said instrument was

of said corporation. IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and

year last above written. Recorded June, 30, 1909, 9:30 A. M. James Watson, County Clerk.

D. A. Schneider, Notary Public for Oregon.

State of Oregon)
County of Coos)

ss

BE IT REMEMBERED, that on this 1st day of _____, 1955, before me the undersigned County Clerk in and for the County of Coos and State of Oregon, personally appeared the within named James W. Harrison personally known to me to be the County Judge of Coos County, Oregon, and Fred A. Kruse and F. C. True each personally known to me to be the County Commissioners of Coos County, Oregon and who each acknowledged to me that they, as such officers, executed the same freely and voluntarily for the uses and purposes therein named.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year first in this, my certificate written.



County Clerk of Coos County, Oregon

Deputy

Recorded— July 20, 1955, 10:15 AM
Georgianna Vaughan, County Clerk

21105

Right of Way Easement

KNOW ALL MEN BY THESE PRESENTS:

In consideration of One Dollar (\$1.00), and other valuable consideration, receipt whereof is hereby acknowledged, the undersigned hereby grants a perpetual easement for a power line to the CENTRAL LINCOLN PEOPLE'S UTILITY DISTRICT, a municipal corporation, Newport, Oregon

with the right to place, construct, operate and maintain, inspect, reconstruct, repair, replace and keep clear electric power lines and communication lines with all necessary poles, towers, wires, cables, guys, anchors, insulators and appurtenances attached thereto upon, across, over and/or under the following described property situated in Coos County, State of Oregon:

The E.E. 1/4 of Sec. 30, Twp. 23 S., R. 12 W.

Grantee shall at all times have the right to fell or trim any trees thereon, or upon our adjacent lands, for obtaining and maintaining proper clearance for said line; and grantee shall further have the right of full and free ingress to and egress from said property for all purposes herein mentioned, and to remove at any time any or all of the poles, towers and/or wires, cables, guys, anchors, fixtures and appurtenances from the said property.

The rights, conditions and provisions of this easement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors and assigns of the respective parties hereto.

IN WITNESS WHEREOF, the undersigned has executed this instrument of this the 18 day of July 1959

WITNESSES: Don Gardner
W. B. Brien

John Melton
John Melton

STATE OF OREGON

County of Douglas

On this 18th day of July, 1959, before me, the undersigned officer, personally appeared John Melton and Melton, his wife to me known to be the individual(s) described in and who executed the within instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the purposes therein mentioned.



Clyde J. Munnally
Notary Public for Oregon
My Commission Expires: 7-7-61

RECORDED AUG 5 1959 AT 10:10 AM.
GEORGIANNA VAUGHAN, COUNTY CLERK

192-725

Vol. 192 PAGE 125
Tract No. R-CB-25 & 32

47735

TRANSMISSION LINE EASEMENT

The GRANTOR, herein so styled whether one or more, CARL JACOBSON and RUBY JACOBSON,
husband and wife,

For and in consideration of the sum of ONE HUNDRED -----
-----Dollars (\$ 100.00),

in hand paid by the UNITED STATES OF AMERICA, receipt of which is hereby acknowledged,
hereby grants, bargains, sells, and conveys to the UNITED STATES OF AMERICA and its
assigns, a perpetual easement and right to enter and erect, operate, maintain, repair
rebuild, and patrol one or more electric power transmission lines and appurtenant signal
lines, poles, towers, wires, cables, and appliances necessary in connection therewith,
in, upon, over, under, and across the following-described parcel of land in the County
of Coos , in the State of Oregon , to wit:

That portion of Lots 11 to 18, inclusive, in Block 9, Lots 1 to 9,
inclusive, in Block 10, and Lots 1 to 5, inclusive, and 11 to 14, inclusive,
in Block 13 of Lakeside, a subdivision of a part of Section 18, Township
23 South, Range 12 West of the Willamette Meridian, Coos County, Oregon,
and that portion of the SE¹/₄ of Section 24, Township 23 South, Range 13
West of the Willamette Meridian, Coos County, described as: Beginning at
the northeast corner of the SE¹/₄ of Section 24, Township 23 South, Range
13 West, Willamette Meridian; thence South a distance of 300 feet; thence
West approximately 320 feet to the county road; thence Northerly along
said county road approximately 300 feet to the north line of said SE¹/₄;
thence East approximately 340 feet to the point of beginning, which lies
within a strip of land 100 feet in width, the boundaries of said strip
lying 50 feet distant from, on each side of, and parallel to the survey
line of the Reedsport-Coos Bay 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 529 + 48.1 a point on the north line
of Section 18, Township 23 South, Range 12 West, Willamette Meridian,
said point being S. 89° 20' E. a distance of 297.3 feet from the north-
west corner of said Section 18; thence S. 0° 37' W. a distance of 2385.3
feet to survey station 553 + 33.4; thence S. 3° 24' W. a distance of
2835.0 feet to survey station 581 + 68.4 Bk = survey station 583 + 02.1
A_h; thence S. 20° 15' W. a distance of 10,362.4 feet to survey station
686 + 64.5; thence S. 0° 08' W. a distance of 954.8 feet to survey station
696 + 19.3 a point on the south line of Section 25, Township 23 South,
Range 13 West, Willamette Meridian, said point being S. 86° 46' E. a
distance of 2069.6 feet from the southwest corner of said Section 25.

together with the right to clear said parcel of land and keep the same clear of all brush, timber, structures, and fire hazards, provided however, the words "fire hazards" shall not be interpreted to include growing crops; and also the present and future right to top, limb, fell, and remove all growing trees, dead trees or snags (collectively called "danger trees") located on Grantor's land adjacent to said parcel of land, which could fall upon or against said transmission and signal line facilities.

TO HAVE AND TO HOLD said easement and rights unto the UNITED STATES OF AMERICA and its assigns, forever.

The Grantor covenants to and with the UNITED STATES OF AMERICA and its assigns that the title to all brush and timber cut and removed from said parcel of land and also all growing trees, dead trees or snags (collectively called "danger trees") cut and removed from Grantor's land adjacent to said parcel of land, is and shall be vested in the UNITED STATES OF AMERICA and its assigns and that the consideration paid for conveying said easement and rights herein described is accepted as full compensation for all damages incidental to the exercise of any of said rights.

The Grantor also covenants to and with the UNITED STATES OF AMERICA that Grantor is lawfully seized and possessed of the lands aforesaid; has a good and lawful right and power to sell and convey same; that same are free and clear of encumbrances, except as above indicated; and that Grantor will forever warrant and defend the title to said easement and the quiet possession thereof against the lawful claims and demands of all persons whomsoever.

Dated this 13 day of Sept, 1949.

Carl Jacobson

Carl Jacobson

Ruby Jacobson

Ruby Jacobson

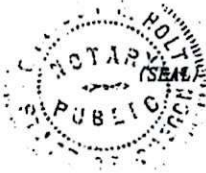
BPA-177
Rev. 8-1-45

(Standard form of acknowledgment approved for use with all conveyances in Washington and Oregon)

STATE OF *Oregon*)
) ss:
COUNTY OF *Coos*)

On the *13* day of *Sept*, 19*49*, personally came before me, a notary public in and for said County and State, the within-named Carl Jacobson and Ruby Jacobson, husband and wife,
to me personally known to be the identical persons described in and who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal the day and year last above written.



G. E. Hult
Notary Public in and for the
State of *Oregon*
Residing at *Portland*
My commission expires: *12-7-49*

STATE OF)
) ss:
COUNTY OF)

I CERTIFY that the within instrument was received for the record on the _____ day of _____, 19____, at _____ M., and recorded in book _____ on page _____, records of _____ of said County.

Witness my hand and seal of County affixed.

By _____ Deputy.

Upon recordation, please return to: TITLE UNIT, LAND SECTION ADMINISTRATION

Recorded—
L. W. Oddy, County Clerk

COOS COUNTY, OREGON **2018-04401**
\$196.00 05/10/2018 04:08:00 PM
DEBBIE HELLER, CEA, COOS COUNTY CLERK Pgs=29

Recording Requested By, and
After Recording, Return To:

Jones Day
100 High Street, 21st Floor
Boston, MA 02110
Attn: Patrick J. Cronin, Esq.

**AFTER RECORDING
RETURN TO**
Ticor Title Insurance
300 West Anderson Ave - Box 1075
Coos Bay, OR 97420-0233
360618023005A

DEED OF TRUST, SECURITY AGREEMENT AND FIXTURE FILING

by

ROUGH & READY LUMBER LLC,
an Oregon limited liability company,
as "Grantor"

to

TICOR TITLE COMPANY OF OREGON,
as "Trustee"

for the benefit of

RR/NCF SUB-CDE, LLC,
a Missouri limited liability company,
"RR/NCF"

and

Ecotrust Sub-CDE XIV, LLC,
a Delaware limited liability company
"Ecotrust" together with RR/NCF, the "Beneficiary"

Dated as of May 10, 2018

The maturity date of the promissory notes given by Grantor to Ecotrust and secured by this Deed of Trust, exclusive of any option to renew or extend such maturity date, is December 31, 2039.

The maturity date of the promissory notes given by Grantor to RR/NCF and secured by this Deed of Trust, exclusive of any option to renew or extend such maturity date, is December 31, 2040.

THIS DOCUMENT CONSTITUTES A FIXTURE FILING IN ACCORDANCE WITH ORS 79.0502.

The maximum principal amount to be advanced pursuant to the credit agreements secured by this Deed of Trust may be exceeded by advances to complete construction pursuant to ORS 86.155(2)(c).

Tax account number(s) of Property: 1312501, 31800, 16702, 16707, 28500, 29200, 41800, and 53000

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DEED OF TRUST, SECURITY AGREEMENT AND FIXTURE FILING

THIS DEED OF TRUST, SECURITY AGREEMENT AND FIXTURE FILING (this "Deed of Trust") is executed as of May 10, 2018 (the "Effective Date"), by ROUGH & READY LUMBER LLC, an Oregon limited liability company ("Grantor"), to TICOR TITLE COMPANY OF OREGON ("Trustee"), for the benefit RR/NCF SUB-CDE, LLC, a Missouri limited liability company ("RR/NCF"), and Ecotrust Sub-CDE XIV, LLC, a Delaware limited liability company ("Ecotrust" together with RR/NCF, the "Beneficiary").

ARTICLE I GRANT IN TRUST

Section 1.01. Grant. For the purposes and upon the terms and conditions in this Deed of Trust, Grantor irrevocably grants, conveys, and assigns to Trustee, in trust for the benefit of Beneficiary, with power of sale and right of entry and possession, Grantor's interest in the real property located in Coos County, Oregon, which is described in Exhibit A attached hereto and incorporated herein by reference (the "Land") and made a part hereof, which Grantor is now seized and possessed and in actual possession, together with:

(a) all right, title, and interest of Grantor, including any after-acquired title or reversions, in and to the beds of the ways, streets, avenues, alleys, easements, rights-of-way, gaps and gores, if any, adjoining the said real property and any and all other, further, and additional right, title, or interest of any kind in or to said Land that at any time may be acquired by Grantor, all of which when acquired by Grantor shall be and become part of said real property;

(b) all of Grantor's gas and electrical fixtures, heaters, space heaters, engines and machinery, boilers, ranges, elevators and motors, bathtubs, sinks, water closets, basins, pipes, faucets and other air conditioning, plumbing and heating fixtures, drapes, mirrors, mantles, refrigerating plants, dishwashers and appurtenances, and all building material and equipment now or hereafter delivered to said real property and intended to be installed therein; such other goods, furnishings, equipment now or hereafter delivered to said real property and intended to be installed therein; such other furniture, fixtures, goods, equipment, chattels and personal property delivered to said real property from time to time; and all renewals or replacements thereof or articles in substitution thereof and all of the estate, right, title and interest of Grantor in and to all property of any nature whatsoever, now or hereafter situated on said real property or intended to be used in connection with the operation thereof, all of which, to the extent permitted by law, shall be deemed to be fixtures and an accession to the freehold and a part of the realty as between the parties hereto and all Persons claiming by, through or under them and shall be deemed to be a portion of the security for the Secured Obligations (defined below);

(c) all and singular the rights, interests and appurtenances whatsoever, in any way belonging, relating or appertaining to any of said real property or which hereafter shall in any way belong, relate or be appurtenant thereto, whether now owned or hereafter acquired by Grantor including but not limited to all of Grantor's sewer capacity rights, all other capacity rights, and Grantor's rights under contracts, all building permits, driveway permits, and other permits, agreements, approvals, entitlements, utility commitments, licenses and all other documents, payments, fees, impact fees, prepaid tap fees, commitment fees, deposits and sums paid affecting said real property, and condemnation proceeds and insurance proceeds paid with respect to said real property;

(d) all right, power, privilege, option, title and interest of Grantor in and under all present or future accounts, deposit accounts, investment property, documents, instruments, chattel paper, and general intangibles (including "payment intangibles") relating to said real property, as the foregoing terms are defined in the UCC (defined below), all deposits, monies or escrows held by Beneficiary or Beneficiary's agents or Affiliates (as defined in the Credit Agreements) or any accounts established pursuant hereto or pursuant to any other Loan Documents (as defined in the Credit Agreements), and all contract rights, derivative investments, letters of credit, and rate cap agreements, including casualty insurance policies and liability insurance policies, trade names, trademarks, service marks, logos, copyrights, goodwill, franchises, books, records, plans, specifications, permits, licenses, approvals, actions, claims under the United States Bankruptcy Code or any other reorganization, arrangement, insolvency, adjustment of debt or liquidation law of any jurisdiction, whether now in existence or hereinafter in effect, and causes of action which now or hereafter relate to, are derived from or are used in connection with said real property or the use, operation, maintenance, occupancy or enjoyment thereof or the conduct of any business or activities thereon;

(e) all insurance proceeds payable to Grantor in connection with any damage or harm to relating to said real property, and any and all awards and other compensations arising from the exercise of the right of eminent domain, or any purchase in lieu thereof, over all or any part of said real property or the improvements thereon or any easement or appurtenances thereof, including any award for severance or consequential damages or for any change in the grade of streets;

(f) all of Grantor's right, title and interest, in and to all plans and specifications, and all construction, architectural, design, engineering, personal property, security and all other agreements regarding the development, construction, leasing, management or operation of said real property or the buildings, structures, or other improvements situated or to be situated thereon, and any other similar agreements that Grantor has entered into or in the future may enter into with respect to said real property or the buildings, structures, or other improvements situated or to be situated thereon, together with all additions thereto, substitutes therefor and modifications thereof;

(g) any refunds payable to Grantor with respect to the property resulting from any appeal or reassessment of real property taxes thereof, and together with any refunds or reimbursements payable with respect to bonds, escrow accounts or reimbursements payable in connection with the use, development and ownership of said real property; and

(h) all of Grantor's right, title and interest, if any, in and to all proceeds of the conversion, voluntary or involuntary, of any of the foregoing into cash or liquidated claims (said real property and the other property described above are collectively referred to herein as the "Property"). The listing of specific rights or property shall not be interpreted as a limitation of general terms.

TO HAVE AND TO HOLD the Property, unto Trustee and Trustee's substitutes, successors and assigns, forever, to secure the payment of the Secured Obligations and to secure the performance of Grantor's obligations herein, and Grantor does hereby bind Grantor and Grantor's heirs, legal representatives, successors and assigns, to warrant and forever defend the Property unto Trustee and Trustee's substitutes, successors and assigns, forever, against the claim or claims of all Persons (defined below) whomsoever claiming or to claim the same, or any part thereof, subject to the Permitted Encumbrances (as defined in the Credit Agreements (defined below)).

Section 1.02. Address. The situs address of the Property, as disclosed on the Coos County Tax Roll, is described in Exhibit A attached hereto and incorporated herein by reference. Neither the failure to designate an address nor any inaccuracy in the address designated shall affect the validity or priority of the lien of

this Deed of Trust on the Property as described on Exhibit A. In the event of any conflict between the provisions of Exhibit A and said address, Exhibit A shall control.

ARTICLE II OBLIGATIONS SECURED

Section 2.01. Obligations Secured. Grantor makes this grant and assignment for the purpose of securing the following obligations (each, a "Secured Obligation" and, collectively, the "Secured Obligations"):

(a) payment to Beneficiary of all sums at any time owing and performance of all other obligations arising under or in connection with the following:

(i) that certain QLICI Loan A Note, dated February 27, 2014, in the original principal amount of Four Million Eight Hundred Fifty-Two Thousand and No/100 Dollars (\$4,852,000.00), with interest as provided therein, executed by Grantor and R&R QALICB for the benefit of Ecotrust or its successors or assigns, and maturing on December 31, 2039;

(ii) that certain QLICI Loan B Note, dated February 27, 2014, in the original principal amount of Four Million Eight Hundred Forty-Eight Thousand and No/100 Dollars (\$4,848,000.00), with interest as provided therein, executed by Grantor and R&R QALICB for the benefit of Ecotrust or its successors or assigns, and maturing on December 31, 2039;

(iii) that certain QLICI Loan A Note, dated November 6, 2014, in the original principal amount of SEVEN MILLION SIX HUNDRED FORTY THOUSAND SIX HUNDRED AND NO/100 DOLLARS (U.S. \$7,640,600.00), with interest as provided therein, executed by Grantor and R&R QALICB, LLC, an Oregon limited liability company ("R&R QALICB") for the benefit of RR/NCF or its successors or assigns, and maturing on December 31, 2040;

(iv) that certain QLICI Loan B Note, dated November 6, 2014, in the original principal amount of THREE MILLION ONE HUNDRED THIRTY-NINE THOUSAND FOUR HUNDRED AND NO/100 DOLLARS (U.S. \$3,139,400.00), with interest as provided therein, executed by Grantor and R&R QALICB for the benefit of RR/NCF or its successors or assigns, and maturing on December 31, 2040;

(v) the payment and performance of any other indebtedness or obligations incurred in connection with the credit accommodation evidenced by the notes referred to in (i) and (ii) above (such notes, as the same may be amended, extended, modified, supplemented, restated, refinanced, substituted or renewed, being referred to herein individually as a "Note" and collectively, the "Ecotrust Notes"), whether or not specifically referenced therein, and as set forth in that certain Credit Agreement, dated as of the February 27, 2014, by and among Grantor and R&R QALICB, as borrowers, and Ecotrust, as lender (as the same may be amended, assigned, restated, modified, or supplemented from time to time, the "Ecotrust Credit Agreement");

(vi) the payment and performance of any other indebtedness or obligations incurred in connection with the credit accommodation evidenced by the notes referred to in (iii) and (iv) above (such notes, as the same may be amended, extended, modified, supplemented, restated, refinanced, substituted or renewed, being referred to herein individually as a "Note", collectively as the "RR/NCF Notes", and together with the Ecotrust Notes, the "Notes"), whether or not specifically referenced therein, and as set forth in that certain Credit Agreement, dated as of the November 6,

2014, by and among Grantor and R&R QALICB, as borrowers, and RR/NCF, as lender (as the same may be amended, assigned, restated, modified, or supplemented from time to time, the "RR/NCF Credit Agreement" and together with the Ecotrust Credit Agreement, the "Credit Agreements");

(b) payment and performance of all obligations of Grantor under this Deed of Trust, together with all advances, payments or other expenditures made by Beneficiary or Trustee, in accordance with the terms hereof following the occurrence and during the continuance of an Event of Default, as or for the payment or performance of any such obligations of Grantor;

(c) payment and performance of all obligations, if any, and the contracts under which they arise, which any rider attached to and recorded with this Deed of Trust recites are secured hereby;

(d) payment to Beneficiary of all liability, whether liquidated or unliquidated, defined, contingent, conditional or of any other nature whatsoever, and performance of all other obligations, arising under any swap, derivative, foreign exchange or hedge transaction or arrangement (or other similar transaction or arrangement howsoever described or defined) at any time entered into with Beneficiary in connection with any Secured Obligation;

(e) payment and performance of all funds advanced by Beneficiary to or for the benefit of Grantor and/or R&R QALICB pursuant hereto or pursuant to any other Loan Document (as defined in the Credit Agreements); and

(f) all modifications, extensions and renewals of any of the Secured Obligations (including, without limitation, (i) modifications, extensions or renewals at a different rate of interest; or (ii) deferrals or accelerations of the required principal payment dates or interest payment dates or both, in whole or in part), however evidenced, whether or not any such modification, extension or renewal is evidenced by a new or additional promissory note or notes.

Section 2.02. Obligations. The term "obligations" is used herein in its most comprehensive sense except as otherwise expressly provided herein and in the Loan Documents and includes any and all advances, debts, obligations and liabilities heretofore, now or hereafter made, incurred or created, whether voluntary or involuntary and however arising, whether due or not due, absolute or contingent, liquidated or unliquidated, determined or undetermined, joint or several, including, without limitation, all principal, interest, charges, including prepayment charges and late charges, and loan fees at any time accruing or assessed on any Secured Obligation. In the event any portion of the sums intended to be secured by this Deed of Trust cannot be lawfully secured hereby, payments in reduction of such sums shall be applied first to those portions not secured hereby.

Section 2.03. Incorporation. All terms of the Secured Obligations are incorporated herein by reference and made a part hereof. All Persons (as defined in the Credit Agreements) who may have or acquire an interest in the Property are hereby deemed to have notice of the terms of the Secured Obligations and to have notice, if provided therein, that: (a) any Note or any other Secured Obligation may permit borrowing, repayment and reborrowing; and (b) the rate of interest on one or more of the Secured Obligations may vary from time to time.

**ARTICLE III
RESERVED**

**ARTICLE IV
RIGHTS AND DUTIES OF THE PARTIES**

Section 4.01. Title. Grantor warrants that, except as disclosed to Beneficiary in that certain first mortgage title insurance policy Grantor is providing Beneficiary in accordance with the Credit Agreements, Grantor (i) lawfully possesses and holds good and indefeasible fee simple title to the Land and the improvement on the Land and (ii) has not encumbered any other item of the Property, without limitation on the right to encumber, as herein provided, and that Grantor intends that this Deed of Trust create and constitute a valid lien on the Property.

Section 4.02. Taxes and Assessments. Section 5.17 of the RR/NCF Credit Agreement and Section 5.18 of the Ecotrust Credit Agreement are incorporated herein by reference and made a part hereof.

Section 4.03. Performance of Secured Obligations. Grantor shall promptly pay and perform each Secured Obligation when due.

Section 4.04. Liens, Encumbrances and Charges. Section 6.2 of the Credit Agreements are incorporated herein by reference and made a part hereof.

Section 4.05. Insurance; Casualty or Condemnation. Section 5.7 of the Credit Agreements and Exhibit D of the RR/NCF Credit Agreement and Exhibit E of the Ecotrust Credit Agreement are incorporated herein by reference and made a part hereof.

Section 4.06. Taxes and Other Liens. Section 5.3 of the Credit Agreements are incorporated herein by reference and made a part hereof.

Section 4.07. Books and Records. Sections 5.8 and 5.9 of the Credit Agreements are incorporated herein by reference and made a part hereof.

Section 4.08. Maintenance and Preservation of Property. Subject to the provisions of any Secured Obligation, Grantor covenants:

- (a) to keep the Property in good condition and repair;
- (b) without the prior written consent of Beneficiary (such consent in Beneficiary's reasonable discretion), not to (i) remove or demolish the Property (Permitted Transfers, as defined below, excepted), (ii) materially alter or add to the Property, or (iii) commit or permit waste of the Property, except as reasonably contemplated by Grantor to maintain, preserve, or increase the value of the Property or its utility to the business of Grantor on the Property or to comply with any requirements described in clause (e) below;
- (c) without the prior written consent of Beneficiary (such consent in Beneficiary's reasonable discretion), not to initiate or acquiesce in any change in any zoning or other land classification which affects the Property;

(d) to restore promptly and in good workmanlike manner any portion of the Property which may be damaged or destroyed, unless Beneficiary requires that all of the insurance proceeds be used to reduce the Secured Obligations as provided in Section 4.05; and

(e) to comply with and not to suffer violation of any or all of the following which govern acts or conditions on, or otherwise affect the Property: (i) laws, ordinances, regulations, standards and judicial and administrative rules and orders; (ii) covenants, conditions, restrictions and equitable servitudes, whether public or private; and (iii) requirements of insurance companies and any bureau or agency which establishes standards of insurability, except where and to the extent that the failure to comply or suffering of a violation could not reasonably be expected to have a Material Adverse Effect (as defined in the Credit Agreements) on or to Grantor or the Property.

The following notice is provided pursuant to ORS 746.201(1):

WARNING:

UNLESS GRANTOR PROVIDES BENEFICIARY WITH EVIDENCE OF THE INSURANCE COVERAGE REQUIRED BY THE CREDIT AGREEMENTS, BENEFICIARY MAY PURCHASE INSURANCE AT GRANTOR'S EXPENSE TO PROTECT BENEFICIARY'S INTEREST. THIS INSURANCE MAY, BUT NEED NOT, ALSO PROTECT GRANTOR'S INTEREST. IF THE PROPERTY BECOMES DAMAGED, THE COVERAGE BENEFICIARY PURCHASES MAY NOT PAY ANY CLAIM GRANTOR MAKES OR ANY CLAIM MADE AGAINST GRANTOR. GRANTOR MAY LATER CANCEL THIS COVERAGE BY PROVIDING EVIDENCE THAT GRANTOR HAS OBTAINED PROPERTY COVERAGE ELSEWHERE.

GRANTOR IS RESPONSIBLE FOR THE COST OF ANY INSURANCE PURCHASED BY BENEFICIARY. THE COST OF THIS INSURANCE MAY BE ADDED TO GRANTOR'S LOAN BALANCE. IF THE COST IS ADDED TO GRANTOR'S LOAN BALANCE, THE INTEREST RATE ON THE NOTES WILL APPLY TO THIS ADDED AMOUNT. THE EFFECTIVE DATE OF COVERAGE MAY BE THE DATE GRANTOR'S PRIOR COVERAGE LAPSED OR THE DATE GRANTOR FAILED TO PROVIDE PROOF OF COVERAGE.

THE COVERAGE BENEFICIARY PURCHASES MAY BE CONSIDERABLY MORE EXPENSIVE THAN INSURANCE GRANTOR CAN OBTAIN ON ITS OWN AND MAY NOT SATISFY ANY NEED FOR PROPERTY DAMAGE COVERAGE OR ANY MANDATORY LIABILITY INSURANCE REQUIREMENTS IMPOSED BY APPLICABLE LAW.

Section 4.09. Hazardous Substances; Environmental Provisions. Pursuant to the Environmental Indemnity (as defined in the Credit Agreements), Grantor, R&R QALICB and Perpetua Forests (as defined in the Credit Agreements) have fully indemnified Beneficiary for certain environmental matters concerning the Property, as more particularly described therein. All terms, conditions, obligations, and agreements set

forth the Environmental Indemnity are incorporated herein by reference and made a part hereof and this Deed of Trust shall secure the obligations of Grantor, R&R QALICB and Perpetua Forests thereunder. Grantor agrees to abide by all terms, conditions, obligations, and agreements set forth in the Environmental Indemnity.

Section 4.10. Protection of Security. Grantor shall, at Grantor's sole cost and expense: (a) protect, preserve, warrant and defend the Property and Grantor's title and right to possession of the Property against all adverse claims, subject to Permitted Encumbrances; (b) if Grantor's interest in the Property is a leasehold interest or estate, pay and perform in a timely manner all obligations to be paid and/or performed by the lessee or tenant under the lease or other agreement creating such leasehold interest or estate; and (c) protect, preserve and defend the security of this Deed of Trust and the rights and powers of Beneficiary and Trustee under this Deed of Trust against all adverse claims, subject to Permitted Encumbrances. Grantor shall give Beneficiary and Trustee prompt notice in writing of the assertion of any adverse claim, the filing of any action or proceeding, or the occurrence of any damage, condemnation offer or similar action relating to or affecting the Property and, if Grantor's interest in the Property is a leasehold interest or estate, of any notice of default or demand for performance under the lease or other agreement pursuant to which such leasehold interest or estate was created or exists.

Section 4.11. Acceptance of Trust; Powers and Duties of Trustee. Trustee accepts this trust when this Deed of Trust is executed. Trustee or Beneficiary may from time to time apply to any court of competent jurisdiction for aid and direction in the execution of the trusts and the enforcement of the rights and remedies available under this Deed of Trust, and may obtain orders or decrees directing, confirming or approving acts in the execution of said trusts and the enforcement of said rights and remedies. Except as may be required by applicable law, Trustee has no obligation to notify any Person of any pending sale or any action or proceeding (including, but not limited to, actions in which Grantor, Beneficiary or Trustee shall be a party) unless held or commenced and maintained by Trustee under this Deed of Trust. Trustee shall not be obligated to perform any act required of it under this Deed of Trust unless the performance of the act is requested in writing and Trustee is reasonably indemnified against all losses, costs, liabilities and expenses in connection therewith.

Section 4.12. Indemnification of Covered Persons and Reimbursement. Section 5.12 of the Credit Agreements are incorporated herein by reference and made a part hereof (and Grantor acknowledges and agrees that Trustee is a Covered Person under and as defined in Section 5.12 of the Credit Agreements). As therein and herein provided, Grantor shall pay upon demand, after expenditure, all reasonable sums expended for expenses paid or incurred by Trustee or Beneficiary pursuant to any of the terms of this Deed of Trust or in any action or proceeding relating directly or indirectly to the Secured Obligations in which Beneficiary or Trustee may appear or be made a party, whether or not pursued to final judgment, and in any exercise of any of the rights or remedies granted to Beneficiary by this Deed of Trust or any of the other Loan Documents, whether or not any such right or remedy is exercised to completion. Such expenses shall include, without limitation, court costs, expenses for evidence of title, appraisals, inspections and surveys and reasonable trustees' and attorneys' fees. In addition, Grantor shall pay upon demand the ordinary and reasonable fees, costs, and expenses of Trustee in connection with any such action or proceeding.

Section 4.13. Substitution of Trustee.

- (a) Trustee may resign by written notice to Beneficiary.
- (b) Beneficiary may remove Trustee at any time, with or without cause, by an instrument in writing executed by Beneficiary.

(c) If Trustee dies, resigns or becomes disqualified, or fails or refuses to resign upon request by Beneficiary, or if, for any reason, Beneficiary prefers to appoint a substitute or successor trustee, Beneficiary has full power to appoint a substitute or successor trustee without any formality other than appointment and designation in writing executed by Beneficiary. This authority extends to the appointment of several substitute or successor trustees in succession until the Secured Obligations are paid in full.

(d) Upon the making of any appointment and designation, all of the estate and title of Trustee in the Property vests in the named successor or substitute Trustee; and said successor or substitute Trustee succeeds to and holds, possesses and executes all the rights, powers, privileges, immunities and duties conferred upon Trustee by this Deed of Trust, without any further act, deed or conveyance, as if originally named as Trustee herein.

(e) All references in this Deed of Trust to "Trustee" shall refer to any Trustee (including any successor or substitute appointed and designated as herein provided) from time to time acting hereunder. Grantor hereby ratifies and confirms all acts lawfully done by Trustee or any successor or successors, substitute or substitutes, by virtue hereof.

(f) Upon the written request of Beneficiary or of the successor Trustee, the resigned or removed Trustee shall execute and deliver an instrument transferring to any successor Trustee all the estates, properties, rights, powers and trusts of such resigned or removed Trustee and duly assign, transfer and deliver any of the property and moneys held by said resigned or removed Trustee to the duly appointed successor Trustee.

Section 4.14. Due on Sale or Encumbrance. Except as permitted by the provisions of any Secured Obligation or by applicable law, if the Property or any interest therein shall be sold, transferred (including, without limitation, where applicable, through sale or transfer of a majority or controlling interest of the corporate stock, or any general partnership, limited liability company or other similar interests, of Grantor), mortgaged, assigned, encumbered or leased, whether voluntarily, involuntarily or by operation of law (each of which actions and events is called a "Transfer"), without the prior written consent of Beneficiary (such consent in Beneficiary's sole and absolute discretion), then Beneficiary may declare all Secured Obligations immediately due and payable in full. Grantor shall notify Beneficiary in writing of each Transfer within 5 calendar days of the date thereof. Notwithstanding the foregoing, sales or transfers of items of the Property which have become obsolete or worn beyond practical use and which have been replaced by adequate substitutes having a value equal to or greater than the replaced items when new shall not constitute a "Transfer."

Section 4.15. Releases, Extensions, Modifications and Additional Security. Without notice to or the consent, approval or agreement of any Person having any interest at any time in the Property or in any manner obligated under any Secured Obligation (each, an "Interested Party"), Beneficiary may, from time to time, release any Interested Party from liability for the payment of any Secured Obligation, take any action or make any agreement extending the maturity or otherwise altering the terms or increasing the amount of any Secured Obligation, accept additional security, and enforce, waive, subordinate or release all or a portion of the Property or any other security for any Secured Obligation. None of the foregoing actions shall release or reduce the personal liability of any Interested Party, or release or impair the priority of the lien of this Deed of Trust upon the Property.

Section 4.16. Defeasance and Termination.

(a) All of the covenants and agreements of Grantor herein shall survive the execution and delivery of this Deed of Trust and shall continue in force until an express written release hereof is executed by Beneficiary.

(b) If Grantor shall perform faithfully each and all of the covenants and agreements herein contained and shall pay the Secured Obligations in full, and shall satisfy all obligations secured hereby, then, and then only, this Deed of Trust shall be released upon Grantor's written request and at Grantor's expense, by documentation in form and substance satisfactory to Beneficiary (and Beneficiary shall promptly upon such request execute, acknowledge, and deliver same to Grantor). No release of this Deed of Trust or the lien hereof shall be valid unless executed by Beneficiary.

(c) It is expressly contemplated that Grantor may from time to time become additionally indebted to Beneficiary, all of which indebtedness shall be secured by this Deed of Trust until the lien hereof is so released in writing by Beneficiary.

Section 4.17. Subrogation. Beneficiary shall be subrogated to the lien of all encumbrances, whether or not released of record, paid in whole or in part by Beneficiary pursuant to this Deed of Trust or by the proceeds of any Secured Obligation.

ARTICLE V DEFAULT PROVISIONS

Section 5.01. Event of Default. The occurrence of any of the following shall constitute an "Event of Default" under this Deed of Trust, the Credit Agreements, and the other Loan Documents:

(a) Grantor and/or R&R QALICB fail to pay (i) any installment of principal or interest payable pursuant to the Notes when due, or (ii) any other amount payable to Beneficiary under the Notes, this Deed of Trust or any of the other Loan Documents when any such payment is due in accordance with the terms hereof or thereof, and in each case, such failure continues after the giving of any required notice under the applicable Loan Document and the expiration of any applicable cure period thereunder;

(b) Without the prior written consent of Lender (such consent in Lender's reasonable discretion), Grantor attempts or purports to enter into any lease, sublease, license, rental agreement or other agreement of any kind, whether oral or written, pursuant to which a party holds rights of occupancy of any of the Property (each, a "Lease"), and Grantor acknowledges and agrees that (i) any such Lease shall be void *ab initio* and (ii) there shall be no cure period for a breach of this Event of Default.

(c) the existence of any inaccuracy or untruth in any material respect in any representation or warranty contained in this Deed of Trust that continues unremedied following notice given by Beneficiary to Grantor and R&R QALICB and the expiration of the applicable cure period specified in Section 8.1(i)(ii) of the RR/NCF Credit Agreement and Section 8.1(i)(ii) of the Ecotrust Credit Agreement;

(d) Grantor fails to perform or cause to be performed any other obligation or observe any other condition, covenant, term, agreement or provision required to be performed or observed by Grantor under the this Deed of Trust; *provided, however*, that if such failure by its nature and the terms of this Deed of Trust can be cured, then so long as the continued operation and safety of the Property, and the priority, validity and enforceability of the liens created by this Deed of Trust or any of the other Loan Documents and the value of the Property are not impaired, threatened or jeopardized, then Grantor shall have a period ("Cure Period") of 30 calendar days after Grantor obtains actual knowledge of such failure or receives

written notice of such failure to cure the same and an Event of Default shall not be deemed to exist during the Cure Period, provided further that if Grantor commences to cure such failure during the Cure Period and is diligently and in good faith attempting to effect such cure, the Cure Period shall be extended for 30 additional calendar days, but in no event shall the Cure Period be longer than 60 calendar days in the aggregate; or

- (e) the occurrence of any "Event of Default" (as defined in the Credit Agreements).

Section 5.02. Rights and Remedies. Upon the occurrence and continuance of an Event of Default, Beneficiary shall have all the following rights and remedies:

- (a) with or without notice of demand, presentment or any other notice of any kind, including, without limitation, notice of intention to accelerate and notice of acceleration, all of which are expressly waived by Grantor, to declare all Secured Obligations immediately due and payable in full;

- (b) with or without notice, without releasing Grantor from any Secured Obligation and without becoming a mortgagee in possession, to cure any Event of Default of Grantor and, in connection therewith: (i) to enter upon the Property and to do such acts and things as Beneficiary deems necessary or desirable to protect the security of this Deed of Trust, including, without limitation, to appear in and defend any action or proceeding purporting to affect the security of this Deed of Trust or the rights or powers of Beneficiary hereunder; (ii) to pay, purchase, contest or compromise any encumbrance, charge, lien or claim of lien which, in the judgment of Beneficiary, is senior in priority to this Deed of Trust, the judgment of Beneficiary being conclusive as between the parties hereto; (iii) to obtain, and to pay any premiums or charges with respect to, any insurance required to be carried hereunder; and (iv) to employ counsel, accountants, contractors and other appropriate Persons to assist them;

- (c) to commence and maintain an action or actions in any court of competent jurisdiction to foreclose this Deed of Trust as a mortgage or to obtain specific enforcement of the covenants of Grantor under this Deed of Trust, and Grantor agrees that such covenants shall be specifically enforceable by injunction or any other appropriate equitable remedy. For the purposes of any suit brought under this subsection, Grantor waives the defenses of laches and any applicable statute of limitations;

- (d) to apply to a court of competent jurisdiction for and obtain appointment of a receiver of the Property as a matter of strict right and without regard to: (i) the adequacy of the security for the repayment of the Secured Obligations; (ii) the existence of a declaration that the Secured Obligations are immediately due and payable; or (iii) the filing of a notice of default; and Grantor consents to such appointment;

- (e) to take and possess all documents, books, records, papers and accounts of Grantor or the then owner of the Property; to make or modify any agreements with respect to the Property upon such terms and conditions as Beneficiary deems proper; and to make repairs, alterations and improvements to the Property deemed necessary, in the reasonable judgment of Beneficiary, to protect or enhance the security hereof;

- (f) to direct Trustee to foreclose the liens and security interests of this Deed of Trust by Trustee's sale, by judicial foreclosure or in any other manner allowed at law or in equity, in which case Beneficiary or the agent of Beneficiary shall give notice of the foreclosure sale as provided herein or as required by applicable law, and to exercise any and all remedies and rights given hereunder or in any other instrument securing payment of or relating to the Secured Obligations and to exercise any and all remedies available at law or in equity;

(g) to resort to and realize upon the security hereunder and any other security now or later held by Beneficiary concurrently or successively and in one or several consolidated or independent judicial actions or lawfully taken non-judicial proceedings, or both, and to apply the proceeds received in accordance with Section 5.03, all in such order and manner as Beneficiary shall determine in its sole and absolute discretion;

(h) upon sale of the Property at any judicial or non-judicial foreclosure, Beneficiary may credit bid (as determined by Beneficiary in its sole and absolute discretion) all or any portion of the Secured Obligations in lieu of cash payment. Any Person, including Trustee, Grantor or Beneficiary, may purchase at such sale; and

(i) exercise all other rights and remedies provided in Section 8.2 of the Credit Agreements or the other Loan Documents, all of which are incorporated herein by reference and made a part hereof.

Section 5.03. Application of Foreclosure Sale Proceeds. After deducting all reasonable fees, costs and expenses of Trustee, and of this Deed of Trust, including costs of evidence of title and reasonable attorneys' fees, costs and expenses in connection with a sale, all proceeds of any foreclosure sale shall be applied first, to payment of all Secured Obligations (including, without limitation, all sums expended by Beneficiary under the terms hereof and not then repaid, with accrued interest at the highest applicable "Default Rate" under the Notes), in such order and amounts as Beneficiary shall determine in its sole and absolute discretion; and the remainder, if any, to the Person or Persons legally entitled thereto.

Section 5.04. Application of Other Sums. All sums received by Beneficiary or any agent or receiver thereof, less all reasonable fees, costs, and expenses incurred by Beneficiary or such agent or receiver, including reasonable attorneys' fees, costs and expenses, shall be applied to payment of the Secured Obligations in such order as Beneficiary shall determine in its sole and absolute discretion; *provided, however*, that Beneficiary shall not have any liability for funds it does not actually receive.

Section 5.05. No Cure or Waiver. None of (a) the entry upon and taking possession of the Property by Beneficiary, Trustee or any receiver, (b) any collection of insurance proceeds, condemnation proceeds or damages, other security or proceeds of other security, or other sums, (c) the application of any collected sum to any Secured Obligation, or (d) the exercise of any other right or remedy by Beneficiary, Trustee or any receiver shall impair the status of the security of this Deed of Trust, or cure or waive any breach, Event of Default or notice thereof, or nullify the effect of any notice of an Event of default or sale (unless all Secured Obligations and any other sums then due hereunder and the other Loan Documents have been paid in full and Grantor has cured all other continuing Events of Default), or prejudice Beneficiary or Trustee in the exercise of any right or remedy, or be construed as an affirmation by Beneficiary of any tenancy, lease or option of the Property or a subordination of the lien of this Deed of Trust.

Section 5.06. Power to File Notices and Cure Events of Default. Grantor hereby irrevocably appoints Beneficiary and its successors and assigns as Grantor's true attorney-in-fact to perform any of the following powers upon the occurrence and during the continuance of an Event of Default, which agency is coupled with an interest: (a) to execute and/or record any notices of completion, cessation of labor, or any other notices that Beneficiary deems appropriate to protect its interest; and (b) to perform any obligation of Grantor hereunder; *provided, however*, that Beneficiary, as such attorney-in-fact, shall only be accountable for such funds as are actually received by Beneficiary, and Beneficiary shall not be liable to Grantor or any other Person for any failure to act under this Section 5.06.

Section 5.07. Remedies Cumulative; No Waiver. All rights, powers and remedies of Beneficiary and Trustee hereunder are cumulative and are in addition to all rights, powers and remedies provided by applicable law or in any other agreements between Grantor and Beneficiary (including but not limited to the Credit Agreements and the other Loan Documents). The rights, powers and remedies of Beneficiary hereunder shall not be interpreted to curb, limit, extinguish or otherwise modify the rights, powers and remedies of Beneficiary under the Credit Agreements or any of the other Loan Documents, which may be more expansive. No delay, failure or discontinuance of Beneficiary in exercising any right, power or remedy hereunder shall affect or operate as a waiver of such right, power or remedy hereunder or under the Credit Agreements or any of the other Loan Documents; nor shall any single or partial exercise of any such right, power or remedy preclude, waive or otherwise affect any other or further exercise thereof or the exercise of any other right, power or remedy hereunder or under the Credit Agreements or any of the other Loan Documents.

Section 5.08. Foreclosure. If Beneficiary exercises the right to foreclose the liens and security interests of this Deed of Trust by Trustee's sale, Beneficiary and Trustee shall do so in the following manner and upon the following terms and conditions:

(a) **Trustee's Sale.** Upon request of Beneficiary, upon the occurrence and continuance of an Event of Default, Trustee will sell all or any part of the Property, as directed by Beneficiary, at public auction to the highest bidder for cash (or for such cash equivalents as are allowed by applicable law and are acceptable to Beneficiary). Trustee may sell the Property either as a whole or in separate parcels and in such manner and order, all as Beneficiary may determine in its sole and absolute discretion. Neither Grantor nor any other Person shall have the right to direct the order in which the Property is sold. The sale will take place at the area of the courthouse properly designated from time to time by the commissioners court (or, if not so designated by the commissioners court, at the courthouse door) of any county in Oregon in which any part of the Property consisting of real property being sold is located, between the hours of 10:00 a.m. and 4:00 p.m. on the first Tuesday in any month. If required by applicable law, the commencement of the sale must occur within three hours following the time designated in the notice of sale as the earliest time that the sale will occur. Any sale may be postponed or adjourned by announcement at the time and place appointed for the sale without further notice except as may be required by law. Trustee is not required to have either physical or constructive possession of the Property or to exhibit, present or display any of the Property being sold. Payment of the purchase price to Trustee satisfies the obligation of any purchaser at the sale. The purchaser is not responsible for the application of the purchase price. Following receipt of the purchase price, Trustee will execute and deliver to the purchaser or purchasers at the sale good and sufficient conveyances, conveying the property so sold to the purchaser or purchasers in fee simple with general warranty of title. The recitals in said conveyances of any matters or facts shall be conclusive proof of the truthfulness thereof. The conveyances will be executed on behalf of, and will be binding upon, Grantor. If any sale made under this Deed of Trust is not completed or is defective in the opinion of Beneficiary, the sale will not exhaust the power of sale set forth in this Deed of Trust, and Beneficiary shall have the right to cause a subsequent sale or sales to be made.

The sale or sales of less than all of the Property shall not exhaust the power of sale herein granted. If the proceeds of such sale or sales of less than all of the Property shall be less than the aggregate amount of the Secured Obligations, and the expense of executing this trust, this Deed of Trust shall remain in full force and effect as to the unsold portion of the Property. Beneficiary may bid, and being the highest bidder therefor, become the purchaser of any or all of the Property at any trustee's or foreclosure sale hereunder and shall have the right to credit the amount of the bid upon the unpaid amount of the Secured Obligations in lieu of cash payment.

(b) **Notice.** At least 21 calendar days preceding the date of the sale, Beneficiary or Trustee must: (i) post written notice of the time, place and terms of the sale (including the earliest time that the sale will occur) at the courthouse door (or other area in the courthouse designated by applicable law for such public notices) in each county in which any portion of the Property is located; (ii) file a copy of the notice in the office of the county clerk in each county in which any portion of the Property is located; and (iii) serve Grantor and each debtor obligated to pay all or any portion of the Secured Obligations according to the records of Beneficiary with written notice of the proposed sale by certified mail. If no area of the courthouse has been designated by the commissioners' court where sales are to take place, the notice of sale shall designate the area where the sale is to take place. Service of the notice is complete upon deposit of the notice, enclosed in a postpaid certified mail wrapper, properly addressed to Grantor and each such debtor at the most recent address shown by the records of Beneficiary, in a post office or official depository under the care and custody of the United States Postal Service. The affidavit of any individual having knowledge of the facts to the effect that such service was completed is prima facie evidence of the fact of service.

Section 5.09. Waiver of Redemption, Notice, and Marshaling of Assets. To the fullest extent permitted by applicable law, Grantor irrevocably and unconditionally waives and releases: (a) all benefit that may accrue to Grantor by virtue of any present or future law or judicial decision exempting the Property from attachment, levy, or sale on execution, or providing for any appraisal, valuation, stay of execution, exemption from civil process, right of redemption (equitable or legal), or extension of time for payment and (b) any right to a marshaling of assets or sale in inverse order of alienation or rights pertaining to the administration of the estates of descendants or any other right or matter which would defeat the right of Beneficiary to sell the Property for the collection of the Secured Obligations (without any prior or different resort for collection).

Section 5.10. Tenancy at Will. If Beneficiary forecloses the liens under this Deed of Trust at a time when Grantor or Grantor's heirs, devisees, representatives, successors, assigns or any other Persons claiming any interest in the Property by, through or under Grantor are occupying or using all or any part of the Property, each occupant immediately will become the tenant of the purchaser at the foreclosure sale. The tenancy will be a tenancy at will at a reasonable rental per day established by the purchaser and based upon the value of the portion of the Property occupied. Rent will be due daily to the purchaser. If the tenant fails to surrender possession of the Property upon written demand, the purchaser may institute and maintain an action for forcible entry and detainer.

ARTICLE VI SECURITY AGREEMENT AND FIXTURE FILING

Section 6.01. Uniform Commercial Code Security Agreement. This Deed of Trust is intended to be a security agreement pursuant to the Uniform Commercial Code as adopted by the State of Oregon (as the same may be amended, restated, replaced, supplemented, or otherwise modified from time to time, the "UCC") for any of the items specified above as part of the Property which, under applicable law, may be subject to a security interest pursuant to the UCC, and Grantor hereby grants and conveys to Beneficiary a first and prior security interest in all of the Property that constitutes personal property (the "Collateral," for purposes of this Article VI), whether now owned or hereafter acquired; *provided however*, that such Collateral does not include Grantor's rights, title, and interest in and to Grantor's "inventory" and "accounts" (each as defined in the UCC). Grantor agrees that Beneficiary may file this Deed of Trust, or a reproduction hereof, in the real estate records or other appropriate index, as a financing statement for any of the items specified above as part of the Collateral. Any reproduction of this Deed of Trust or of any other security agreement or financing statement shall be sufficient as a financing statement. In addition, Beneficiary may submit for filing any financing statements, as well as extensions, renewals and

amendments thereof, and reproductions of this Deed of Trust in such form as Beneficiary may deem appropriate to perfect a security interest with respect to the foregoing items. Grantor shall pay all costs of filing such financing statements and any extensions, renewals, amendments and releases thereof, and shall pay all costs and expenses of any record searches for financing statements Beneficiary may reasonably require.

Section 6.02. Grantor expressly warrants and covenants:

(a) Except for the security interest granted hereby, Grantor is the owner of the Collateral free from any lien, security interest or encumbrance other than the Permitted Encumbrances and the liens permitted by the terms of the Credit Agreements.

(b) The Collateral is used or bought primarily for use in the business of Grantor or an affiliate of Grantor and not for consumer purposes.

(c) Grantor's business address is as stated below. To the extent that any Collateral constitutes tangible personal property, that portion of such Collateral is located at or on or is used or owned for or in connection with the Property.

(d) Grantor shall promptly notify Beneficiary of any change in the location of the Collateral or any change in Grantor's principal place of business.

(e) Grantor shall pay when due, prior to delinquency, all taxes and assessments of every nature which may be levied or assessed against the Collateral, except to the extent being contested in good faith by appropriate proceedings.

(f) Except for liens in favor of Beneficiary, without Beneficiary's prior written consent (such consent in Beneficiary's sole and absolute discretion), Grantor shall not permit or allow any lien, security interest or encumbrance whatsoever upon the Collateral and shall not permit the Collateral to be attached or replevied, except for Permitted Encumbrances and as may otherwise be permitted by the Credit Agreements.

In the absence of the occurrence and continuance of an Event of Default, Grantor may have possession of the Collateral and use it in any lawful manner; upon the occurrence and continuance of an Event of Default, Beneficiary shall have the immediate right to the possession of the Collateral.

Upon the occurrence and continuance of an Event of Default, Beneficiary shall have the remedies of a secured party under the UCC, and Beneficiary may also invoke the remedies otherwise provided in this Deed of Trust or any of the other Loan Documents as to such items. In exercising any of said remedies, Beneficiary may proceed against the items of real property and any items of Collateral specified above separately or together and in any order whatsoever, without in any way affecting the availability of Beneficiary's remedies under the UCC or any of the other remedies provided in this Deed of Trust or any of the other Loan Documents. Within 10 calendar days following any request therefor by Beneficiary given after the occurrence or during the continuance of any Event of Default, Grantor shall prepare and deliver to Beneficiary a written inventory specifically listing all of the Collateral covered by the security interest herein granted, consistent in form, content, and specificity as Grantor maintains its books and records concerning such Collateral in the ordinary course of its business, which inventory shall be certified by Grantor as being true, correct, and complete in all material respects.

Portions of the Collateral are goods which are or are to become fixtures relating to the Property, and Grantor covenants and agrees that the filing of this Deed of Trust in the real estate records of the county where the Property is located shall also operate from the time of filing as a fixture filing in accordance with Section 9-334 of the UCC.

Section 6.03. Rights of Beneficiary. In addition to Beneficiary's rights as a "Secured Party" under the UCC, Beneficiary may, but shall not be obligated to, at any time without notice and at the expense of Grantor: (a) give notice to any person of Beneficiary's rights hereunder and enforce such rights at law or in equity; (b) insure, protect, defend and preserve the Collateral or any rights or interests of Beneficiary therein; (c) inspect the Collateral; and (d) endorse, collect and receive any right to payment of money owing to Grantor under or from the Collateral. Notwithstanding the above, in no event shall Beneficiary be deemed to have accepted any property other than cash in satisfaction of any obligation of Grantor to Beneficiary unless Beneficiary shall make an express written election of said remedy under ORS 79.0620, or other applicable law.

Section 6.04. Rights of Beneficiary on Default. Upon the occurrence and continuance of an Event of Default under this Deed of Trust, then in addition to all of Beneficiary's rights as a "Secured Party" under the UCC or otherwise at law:

(a) Beneficiary may (i) upon written notice, require Grantor to assemble any or all of the Collateral and make it available to Beneficiary at a place designated by Beneficiary; (ii) without prior notice, enter upon the Property or other place where any of the Collateral may be located and take possession of, or without removal, render equipment unusable, and collect, sell, lease, license or otherwise dispose of any or all of the Collateral, and store the same at locations acceptable to Beneficiary at Grantor's expense; and (iii) sell, assign, lease, license and deliver at any place or in any lawful manner all or any part of the Collateral and bid and become the purchaser at any such sales.

(b) Beneficiary may, for the account of Grantor and at Grantor's expense: (i) operate, use, consume, sell, lease, license or dispose of the Collateral as Beneficiary deems appropriate for the purpose of performing any or all of the Secured Obligations; (ii) enter into any agreement, compromise, or settlement, including insurance claims, which Beneficiary may deem desirable or proper with respect to any of the Collateral; and (iii) endorse and deliver evidences of title for, and receive, enforce and collect by legal action or otherwise, all indebtedness and obligations now or hereafter owing to Grantor in connection with or on account of any or all of the Collateral.

(c) In disposing of Collateral hereunder, Beneficiary may disclaim all warranties of title, possession, quiet enjoyment and the like. Any proceeds of any disposition of any Collateral may be applied by Beneficiary to the payment of expenses incurred by Beneficiary in connection with the foregoing, including reasonable attorneys' fees, and the balance of such proceeds may be applied by Beneficiary toward the payment of the Secured Obligations in such order of application as Beneficiary may from time to time elect.

Notwithstanding any other provision hereof, Beneficiary shall not be deemed to have accepted any property other than cash in satisfaction of any obligation of Grantor to Beneficiary unless Grantor shall make an express consent to the acceptance under ORS 79.0620, or other applicable law. Grantor agrees that Beneficiary shall have no obligation to process or prepare any Collateral for sale or other disposition.

Section 6.05. Fixture Filing. The following information is provided in order that this Deed of Trust shall comply with the requirements of the UCC for instruments to be filed as financing statements and with other requirements of applicable law:

- | | | |
|-----|--|---|
| (a) | Name of Grantor (Debtor) & Type of Organization: | ROUGH & READY LUMBER LLC, an Oregon limited liability company |
| | Address of Grantor: | P.O. Box 519
Cave Junction, OR 97523 |
| (b) | Name of RR/NCF (Secured Party) & Type of Organization: | RR/NCF SUB-CDE, LLC, a Missouri limited liability company |
| | Address of Beneficiary: | 1455 NW Irving Street, Suite 590
Portland, OR 97209 |
| | Name of Ecotrust (Secured Party) & Type of Organization: | Ecotrust Sub-CDE XIV, LLC, a Delaware limited liability company |
| | Address of Beneficiary: | 721 NW Ninth Avenue, Suite 200
Portland, OR 97209-3448 |
| (c) | Record Owner of Real Estate Described on Exhibit A hereto: | GRANTOR |
| (d) | Grantor's Jurisdiction of Organization or Incorporation: | Oregon |
| (e) | Organizational No.: | 086606-15 |

ARTICLE VII MISCELLANEOUS PROVISIONS

Section 7.01. No Merger. No merger shall occur as a result of Beneficiary acquiring any other estate in, or any other lien on, the Property.

Section 7.02. Execution of Documents. Grantor agrees, upon demand by Beneficiary or Trustee, to execute any and all documents and instruments required to effectuate the provisions of this Deed of Trust.

Section 7.03. Right of Inspection. Section 5.9(a) and (c) of the Credit Agreements are incorporated herein by reference and made a part hereof.

Section 7.04. Notices. Except for any notice required under Section 5.08(b) or as otherwise required pursuant to any applicable law, any notice, request, demand, consent, approval, direction, agreement, or other communication (any "notice") required or permitted hereunder must be in writing and will be validly given only if (a) sent by a nationally-recognized courier that obtains receipts, (b) delivered personally by a courier that obtains receipts, (c) mailed by United States certified mail (with return receipt requested and postage prepaid), (d) sent by facsimile (with a copy of such facsimile and proof of transmission thereof sent

via one of the methods of delivery set forth in clauses (a), (b) or (c) hereof), or (e) sent by email (with a copy of such email and proof of transmission thereof sent via one of the methods of delivery set forth in clauses (a), (b) or (c) hereof unless specified herein that such notice may be provided exclusively by email), addressed to the applicable Person at the address set forth on Schedule A to this Deed of Trust. Each notice shall be effective upon being so sent, delivered, or mailed, but the time period for response or action shall run from the date of receipt as shown on the delivery receipt. Refusal to accept delivery or the inability to deliver because of a changed address for which no notice was given shall be deemed received. Any Person may periodically change its address for notice (including different or additional addresses for copies) by giving the other party at least 10 calendar days' prior notice in accordance with the foregoing provisions.

Section 7.05. Successors; Assignment. This Deed of Trust shall be binding upon and inure to the benefit of the successors and assigns of the parties hereto; *provided, however*, that this Section 7.05 does not waive the provisions of Section 4.14. Beneficiary reserves the right to sell, assign, transfer, negotiate or grant participations in all or any part of, or any interest in, the rights and benefits of Beneficiary under the applicable Notes, any and all other Secured Obligations and this Deed of Trust, but only to the extent permitted under Section 10.10 of the Credit Agreements. The term "Beneficiary" shall include any subsequent holder of any or all of Beneficiary's Secured Obligations.

Section 7.06. Rules of Construction. (a) When appropriate based on the identity of the parties or other circumstances, the masculine gender includes the feminine or neuter or both, and the singular number includes the plural; (b) the term "Property" means all and any part of or interest in the Property; (c) all Article and Section headings herein are for convenience of reference only, are not a part of this Deed of Trust, and shall be disregarded in the interpretation of any portion of this Deed of Trust; and (d) all terms of Exhibit A, and each other Exhibit and Schedule attached hereto and recorded herewith, are incorporated herein by reference and made a part hereof. In the event of any conflict between the terms of this Deed of Trust and the Credit Agreements, (i) the terms of the Credit Agreements shall control and (ii) the provisions of this Deed of Trust are deemed amended to conform to the terms of the Credit Agreements.

Section 7.07. Severability of Provisions. If any provision of this Deed of Trust shall be held to be prohibited by or invalid under applicable law, such provision shall be ineffective only to the extent of such prohibition or invalidity without invalidating the remainder of such provision or any remaining provisions of this Deed of Trust.

Section 7.08. Homestead. Grantor represents and agrees that if Grantor is an individual, no part of the Property constitutes or shall constitute any part of his or her personal, business or rural homestead.

Section 7.09. Relationship of Parties. No right or benefit conferred on Beneficiary under this Deed of Trust shall constitute or be deemed to constitute Beneficiary a partner or a joint venturer with Grantor. Grantor and Beneficiary specifically acknowledge that the relationship between Grantor and Beneficiary is solely that of grantor under and beneficiary of this Deed of Trust and that all payments required to be made by Grantor to Beneficiary under this Deed of Trust and/or the Secured Obligations are required solely by reason of that relationship.

Section 7.10. Savings Clause. Section 15 (Usury Savings) of each Note is incorporated herein by reference and made a part hereof.

Section 7.11. CHOICE OF LAW; WAIVER OF JURY TRIAL AND CERTAIN OTHER RIGHTS; SUBMISSION TO JURISDICTION; SERVICE OF PROCESS.

(a) THE VALIDITY OF THIS DEED OF TRUST, THE CONSTRUCTION, INTERPRETATION, AND ENFORCEMENT HEREOF, AND THE RIGHTS OF GRANTOR, TRUSTEE, AND BENEFICIARY WITH RESPECT TO ALL MATTERS ARISING HEREUNDER OR RELATED HERETO SHALL BE DETERMINED UNDER, GOVERNED BY, AND CONSTRUED IN ACCORDANCE WITH THE LAWS OF THE STATE OF OREGON, WITHOUT GIVING EFFECT TO CONFLICT OR CHOICE OF LAW PRINCIPLES.

(b) TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAW, GRANTOR, TRUSTEE, AND BENEFICIARY (BY ACCEPTING THIS DEED OF TRUST) HEREBY AGREE THAT ALL ACTIONS OR PROCEEDINGS ARISING IN CONNECTION WITH THIS DEED OF TRUST SHALL BE TRIED AND LITIGATED ONLY IN THE STATE AND FEDERAL COURTS LOCATED IN THE CITY OF PORTLAND, STATE OF OREGON. GRANTOR, TRUSTEE, AND BENEFICIARY (BY ACCEPTING THIS DEED OF TRUST) HEREBY WAIVE, TO THE EXTENT PERMITTED UNDER APPLICABLE LAW, ANY RIGHT EACH MAY HAVE TO ASSERT THE DOCTRINE OF *FORUM NON CONVENIENS* OR TO OBJECT TO VENUE TO THE EXTENT ANY PROCEEDING IS BROUGHT IN ACCORDANCE WITH THIS SECTION 7.11.

(c) TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAW, GRANTOR, TRUSTEE, AND BENEFICIARY (BY ACCEPTING THIS DEED OF TRUST) HEREBY WAIVE, TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAW, ANY RIGHT EACH MAY HAVE TO A TRIAL BY JURY IN ANY LEGAL PROCEEDING DIRECTLY OR INDIRECTLY ARISING OUT OF OR RELATING TO THIS DEED OF TRUST OR THE TRANSACTIONS CONTEMPLATED HEREBY (WHETHER BASED ON CONTRACT, TORT OR ANY OTHER THEORY). TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAW, IT IS AGREED AND UNDERSTOOD THAT THIS WAIVER CONSTITUTES A WAIVER OF TRIAL BY JURY OF ALL CLAIMS AGAINST ALL PARTIES TO SUCH ACTIONS OR PROCEEDINGS, INCLUDING CLAIMS AGAINST PARTIES WHO ARE NOT PARTIES TO THIS DEED OF TRUST. TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAW, GRANTOR, TRUSTEE, AND BENEFICIARY (BY ACCEPTING THIS DEED OF TRUST) HEREBY (i) CERTIFY THAT NO REPRESENTATIVE, AGENT OR ATTORNEY OF GRANTOR, TRUSTEE, OR BENEFICIARY HAS REPRESENTED, EXPRESSLY OR OTHERWISE, THAT SUCH PERSON WOULD NOT, IN THE EVENT OF LITIGATION, SEEK TO ENFORCE THE FOREGOING WAIVER, AND (ii) ACKNOWLEDGE THAT GRANTOR HAS BEEN INDUCED TO ENTER INTO, AND BENEFICIARY HAS BEEN INDUCED TO ACCEPT, THIS DEED OF TRUST BY, AMONG OTHER THINGS, THE MUTUAL WAIVERS AND CERTIFICATIONS IN THIS SECTION 7.11.

(d) TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAW, GRANTOR, TRUSTEE, AND BENEFICIARY (BY ACCEPTING THIS DEED OF TRUST) HEREBY AGREE THAT ANY PROCESS OR NOTICE OF MOTION OR OTHER APPLICATION TO ANY SUCH COURT IN CONNECTION WITH ANY ACTION OR PROCEEDING MAY BE SERVED UPON EACH PERSON BY REGISTERED OR CERTIFIED MAIL TO OR BY PERSONAL SERVICE AT THE LAST KNOWN ADDRESS OF SUCH PERSON, WHETHER SUCH ADDRESS BE WITHIN OR OUTSIDE THE JURISDICTION OF ANY SUCH COURT.

(e) TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAW, GRANTOR SHALL NOT ASSERT, AND HEREBY WAIVES, ANY CLAIM AGAINST TRUSTEE, BENEFICIARY, OR ANY AFFILIATE OF ANY OF THE FOREGOING, ON ANY THEORY OF LIABILITY, FOR SPECIAL, INDIRECT, CONSEQUENTIAL OR PUNITIVE DAMAGES (AS OPPOSED TO DIRECT OR ACTUAL DAMAGES) ARISING OUT OF, IN CONNECTION WITH, OR

AS A RESULT OF, THIS DEED OF TRUST OR ANY AGREEMENT OR INSTRUMENT CONTEMPLATED HEREBY AND/OR THE TRANSACTIONS CONTEMPLATED HEREBY.

(f) TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAW, GRANTOR HEREBY WAIVES THE BENEFITS OF ALL VALUATION, APPRAISEMENT, HOMESTEAD, EXEMPTION, STAY, REDEMPTION AND MORATORIUM LAWS, NOW IN FORCE OR WHICH MAY HEREAFTER BECOME LAWS.

Section 7.12. Enforcement Costs. In the event of any action at law or in equity to enforce the provisions of this Deed of Trust or to secure relief or damages for the breach of this Deed of Trust, the prevailing party shall be entitled to payment or reimbursement, as applicable, of its costs, expenses and fees (including without limitation reasonable attorneys', accountants', experts', and consultants' costs, expenses and fees, court costs and investigative expenses prior to trial, at trial and on appeal) incurred in such proceedings from the non-prevailing party.

Section 7.13. Commercial Property. Grantor covenants and warrants that the Property is used by Grantor exclusively for business and commercial purposes. Grantor also covenants and warrants that this Deed of Trust is not and will at all times continue not to be a residential trust deed as that term is defined in ORS 86.705(6).

Section 7.14. NO ORAL COMMITMENTS NOTICE. UNDER OREGON LAW, MOST AGREEMENTS, PROMISES AND COMMITMENTS MADE BY THE LENDER CONCERNING LOANS AND OTHER CREDIT EXTENSIONS WHICH ARE NOT FOR PERSONAL, FAMILY OR HOUSEHOLD PURPOSES OR SECURED SOLELY BY THE BORROWER'S RESIDENCE MUST BE IN WRITING, EXPRESS CONSIDERATION AND BE SIGNED BY THE LENDER TO BE ENFORCEABLE.

Section 7.15. Rights of Beneficiary; Intercreditor. References to the rights of Beneficiary hereunder shall be deemed to be the rights of RR/NCF and Ecotrust individually, subject in all instances to the terms and provisions of the Intercreditor Agreement (as such term is defined in the RR/NCF Credit Agreement).

[REMAINDER OF PAGE BLANK; SIGNATURE & NOTARY PAGES TO FOLLOW.]


IN WITNESS WHEREOF, Grantor has executed this Deed of Trust, Security Agreement and Fixture Filing as a sealed instrument as of the Effective Date.

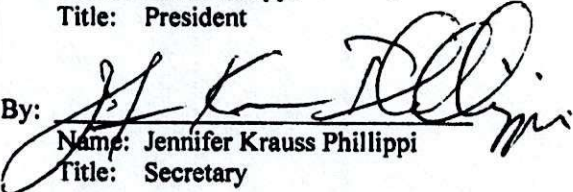
GRANTOR:

ROUGH & READY LUMBER LLC, an Oregon limited liability company

By: **R&R QALICB, LLC**, an Oregon limited liability company, its sole member

By: **Perpetua Lumber Company**, an Oregon corporation, its manager

By: 
Name: Link Phillippi
Title: President

By: 
Name: Jennifer Krauss Phillippi
Title: Secretary

STATE OF OREGON §
 §
COUNTY OF Josephine §

Before me, a Notary Public in and for said County and State, personally appeared Link Phillippi, the President of Perpetua Lumber Company, an Oregon corporation, the managing member of R&R QALICB, LLC, an Oregon limited liability the company, the sole member of Rough & Ready Lumber LLC, an Oregon limited liability company, who, being duly sworn upon his oath, acknowledged the execution of the above and foregoing Deed of Trust, Security Agreement and Fixture Filing for and on behalf of said limited liability company.

Dated this 3 day of May, 2018.

Heidi R
Notary Public, State of Oregon

My Commission Expires: 8-25-20

Heidi Joanne Provost
Printed Name of Notary



STATE OF OREGON §
 §
COUNTY OF Josephine §

Before me, a Notary Public in and for said County and State, personally appeared Jennifer Krauss Phillippi, the Secretary of Perpetua Lumber Company, an Oregon corporation, the managing member of R&R QALICB, LLC, an Oregon limited liability the company, the sole member of Rough & Ready Lumber LLC, an Oregon limited liability company, who, being duly sworn upon her oath, acknowledged the execution of the above and foregoing Deed of Trust, Security Agreement and Fixture Filing for and on behalf of said limited liability company.

Dated this 3 day of May, 2018.

Heidi R
Notary Public, State of Oregon

My Commission Expires: 8-25-20

Heidi Joanne Provost
Printed Name of Notary



SCHEDULE A

Notice Addresses of Parties

- (1) If to Grantor: Rough & Ready Lumber LLC
P.O. Box 340
Selma, OR 97538
Attention: President
Facsimile: 541-597-2003
Email: linkp@rrlumber.com
- With a copy to: Nelson & Nelson PLLC
605 Fifth Avenue, Suite 100
Seattle, WA 98104
Attention: Tom Nelson, Esq.
Facsimile: 206-607-1852
Email: tnelson@nelsonpllc.com
- And copies to: The addresses set forth under (4) below.
- (2) If to Beneficiary: RR/NCF Sub-CDE, LLC
c/o United Fund Advisors, LLC
1455 NW Irving Street, Suite 590
Portland, OR 97209
Attention: Cam Hasle
Email: cam@unitedfundadvisors.com
- With a copy to: Leverage Law Group, LLC
4501 College Boulevard, Suite 280
Leawood, KS 66211
Attention: Paul O'Hanlon, Esq.
Email: paul.ohanlon@leveragelaw.com
- And copies to: The addresses set forth under (5) below.
- (3) If to Beneficiary: Ecotrust Sub-CDE XIV, LLC
721 NW Ninth Avenue, Suite 200
Portland, OR 97209-3448
Attention: Adam Lane, CFO/COO
Facsimile: 503-467-0753
Email: adam@ecotrust.org
- With a copy to: Future Unlimited Law PC
P.O. Box 2776

Yelm, WA 98597
Attention: Ruth Sparrow, Esq.
Facsimile: 360-458-2509
Email: rsparrow@futureunlimitedlaw.com

And copies to: The addresses set forth under (5) below.

(4) If to Trustee: Ticor Title Company of Oregon
c/o Fidelity National Title Insurance Company
600 University Street, Suite 2424
Seattle, WA 98101

And copies to: The addresses set forth under (5) below.

(5) Copy Parties: Chase Community Equity, LLC
c/o JPMorgan Chase Bank, N.A.
10 S. Dearborn Street, 19th Floor
Mail Code: IL1-0953
Chicago, IL 60603-5506
Attention: NMTC Asset Manager
Facsimile: 312-325-5050
Email: nmtc.reporting@chase.com

With a copy to: Chase Community Equity, LLC
c/o JPMorgan Chase Bank, N.A.
New Markets Tax Credit Group
560 Mission Street
San Francisco, CA 94105
Attention: Corinne J. Ingrassia
Facsimile: 415-644-2257
Email: corinne.j.ingrassia@jpmchase.com

And a copy to: Jones Day
100 High Street, 21st Floor
Boston, MA 02110
Attention: Douglas R. Banghart, Esq.
Facsimile: 617-449-6999
Email: dbanghart@jonesday.com

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EXHIBIT A

DESCRIPTION OF PROPERTY

PARCEL 1:

The E 1/2 of the SW 1/4; the SE 1/4 of the NW 1/4; the SW 1/4 of the SE 1/4 and all of Government Lots 4, 5 and 6 of Section 19, Township 23 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

EXCEPTING THEREFROM that portion as conveyed in Boundary Adjustment Deed recorded January 23, 1995 as instrument no. 95-01-0688, Deed Records of Coos County, Oregon.

PARCEL 2:

Beginning on the Section line between Sections 19 and 30 at a point 4 chains Westerly of the common corner to Sections 19, 20, 29 and 30 of Township 23 South, Range 12 West of the Willamette Meridian, Coos County, Oregon; thence Westerly 16 chains along said Section line to the Southwest corner of the SE 1/4 of the SE 1/4 of Section 19; thence Northerly 20 chains to the Northwest corner of said quarter quarter section; thence Easterly 2 chains along the Northern Boundary of said quarter quarter section; thence South 9.30 chains; thence East 14 chains; thence South 10.70 chains to the point of beginning, being a portion of the SE 1/4 of the SE 1/4 of Section 19, Township 23 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

PARCEL 3:

Beginning at the Southeast corner of Section 19, Township 23 South, Range 12 West of the Willamette Meridian, Coos County, Oregon; thence West 4 chains; thence North 10.70 chains; thence East 4 chains; thence South 10.70 chains to the place of beginning.

PARCEL 4:

The North 250.00 feet of the NW 1/4 of the NE 1/4 of Section 30, Township 23 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

PARCEL 5:

A parcel of land situated in the SE 1/4 of the NE 1/4 of Section 24, Township 23 South, Range 13 West of the Willamette Meridian, Coos County, Oregon, described as follows: Beginning at an iron post 1320 feet South of the Northeast corner of Section 24, Township 23 South, Range 13 West of the Willamette Meridian, Coos County, Oregon and running 300 feet South; thence 320 feet, more or less, West to a point on the County Road; thence along the County Road 300 feet, more or less, in a Northerly direction to an iron post near the centerline of the road; thence 340 feet, more or less, East to the point of beginning.

PARCEL 6:

The South 1/2 of the North 1/2 of Section 25, Township 30 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

PARCEL 6A:

Together with an easement for ingress and egress as recorded June 23, 1979 as microfilm no. 79-6-7419 and easement recorded September 9, 1976 as microfilm no. 78-9-13363.

PARCEL 7:

That part of the North half of the Southwest quarter, Section 9, Township 23 South, Range 12 West of the Willamette Meridian, Coos County, Oregon, lying South and East of the following described line: Beginning at a point which is 1020.30 feet North and 309.20 feet East of the Government meander corner which is 691.68 feet North of the Southwest corner of Section 9, Township 23 South, Range 12 West of the Willamette Meridian, said point being also the Northeast corner of the property described in Deed Book 234, Page 646, Records of Coos County, Oregon; thence North 27° 29' East 567.84 feet; thence North 72° 53' East 133.26 feet; thence South 65° 00' East 715.64 feet; thence East 165.92 feet; thence North 69° 43' East 157.73 feet; thence North 70° 29' East 528.33 feet; thence North 66° 00' East 319.45 feet; thence North 7° 15' East 346.24 feet to the South line of the property described in Deed Book 219, Page 444, Records of Coos County, Oregon, said South line also being the South line of the South half of the Northwest quarter of Section 9, Township 23 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

EXCEPTING therefrom that portion of the North half of the Southwest quarter lying West and South of the following described line: Beginning at a point which is 1020.30 feet North and 309.20 feet East of the Government meander corner which is 691.68 feet North of the Southwest corner of Section 9, Township 23 South, Range 12 West of the Willamette Meridian, Coos County, Oregon, said point also being the Northeast corner of the property described in Deed Book 234, Page 646, Records of Coos County, Oregon; thence South 70.50 feet; thence South 88° 00' East 467.34 feet; thence South 38° 30' East 392.02 feet; thence South 64° 30' East 57.56 feet to the 1/16 line on the South side of the North half of the said Northwest quarter of said Section 9, Township 23 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

ALSO EXCEPTING from the first described tract a strip of land 60 feet wide by 4,517 feet in length in the Southwest quarter of Section 9, in Township 23 South, Range 12 West of the Willamette Meridian in Coos County, Oregon, lying within the North half of the Southwest quarter of said Section 9, intended to provide ingress and egress to the Conliffe subdivision and the Woodsum subdivision, the centerline of said strip of land is more particularly described as follows:

Begin at a point which is 3025.86 feet North 89° 47' West from the East quarter corner of said Section 9, said point being also on the South line of that property described in Book 219, Page 444 of the Coos County Deed Records, and also being 30 feet Easterly from the Northeast corner of the Conliffe subdivision; thence Southwesterly parallel to and 30 feet from the outside boundary of Conliffe subdivision to a point 33.82 feet East of the Initial Point of Conliffe subdivision; thence South 40.50 feet to a point 30.02 feet North of the North boundary of Woodsum subdivision; thence Southeasterly parallel to and 30 feet from the North boundary of Woodsum subdivision to a point 30.65 feet North 32° 11' East of the Northeast corner of Woodsum subdivision.

PARCEL 7A:

Together with a right of way for ingress and egress as disclosed by document recorded June 18, 1993 as microfilm no. 93-06-0829, Records of Coos County, Oregon.

PARCEL 8:

The SE 1/4 of the SE 1/4 of Section 20, Township 23 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

EXCEPTING THEREFROM that portion conveyed to Coos County for road purposes as described in Warranty Deed recorded August 13, 1965 as Microfilm Reel No. 65-08-0348.

PARCEL 8A:

Together with an easement for ingress and egress as created in Amended Decree filed January 18, 1981 in Coos County Circuit Court Case 78-31, a certified copy of which was recorded in the Coos County Deed Records on February 07, 2000, as Microfilm Reel No. 2000-1106.

Together with an easement for ingress and egress as created by Easement recorded January 12, 1981 as Microfilm Reel No. 81-1-0452, Deed Records of Coos County, Oregon.

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COOS County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2021

NOT OFFICIAL VALUE

February 8, 2021 12:42:45 pm

Account # 28500
Map # 23S12190001400
Code - Tax # 1304-28500

Tax Status ASSESSABLE
Acct Status ACTIVE
Subtype NORMAL

Legal Descr See Record

Mailing Name ROUGH & READY LUMBER LLC

Deed Reference # 2018-4396

Agent

Sales Date/Price 05-07-2018 / \$1,100,000.00

In Care Of

Appraiser SUSAN VINEYARD

Mailing Address PO BOX 340
 SELMA, OR 97538-0340

Prop Class 861 **MA** **SA** **NH** **Unit**
RMV Class 801 01 06 LKF 834-1

Situs Address(s)	Situs City
ID# 71291 HILLTOP DR	LAKESIDE

Code Area		Value Summary					RMV Exception	CPR %
		RMV	MAV	AV	SAV	MSAV		
1304	Land	160,842					Land	0
	Impr.	1,000					Impr.	0
Code Area Total		161,842	295,370	147,960	37,282	23,400		0
Grand Total		161,842	295,370	147,960	37,282	23,400		0

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	Land Breakdown			Land Class	LUC	Trended RMV
						TD%	LS	Size			
1304	10	<input checked="" type="checkbox"/>		F, EFU	Market	100	A	1.00	HS	001	73,600
1304	50	<input checked="" type="checkbox"/>		F, EFU	Market	100	A	4.00	MV	001	12,490
1304	20	<input type="checkbox"/>		F, EFU	Market	100	A	12.00	MV	001	37,470
1304	30	<input type="checkbox"/>		F/EFU	Small Tract Forest land	100	A	198.41	STF-C	006*	31,817
1304	40	<input type="checkbox"/>		F/EFU	Small Tract Forest land	100	A	40.00	STF-D	006*	5,465
Grand Total								255.41			160,842

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown			Total Sq. Ft.	Ex% MS Acct #	Trended RMV
					TD%					
1304	1	1992	142	One story with basement-Class 4	100		4,300		1,000	
Grand Total								4,300		1,000

Code Area	Type	Exemptions/Special Assessments/Potential Liability				
<p>NOTATION(S):</p> <ul style="list-style-type: none"> ■ FARM/FOREST POT'L ADD'L TAX LIABILITY FOREST ■ BOPTA STIPULATION ADDED 2021 1/26/21 BoPTA #20-4 - Stipulated before board convened. Corrected w/ AFF #21379. MJS ■ SUBDIVIDED/PARTITION/CH 92 ADDED 2021 1/26/21 Roll stipulated values forward. MJS 						
1304	FIRE PATROL:					
	■ FIRE PATROL TIMBER	Amount	430.57	Acres	255.41	Year 2021
	■ FIRE PATROL SURCHARGE	Amount	47.50			Year 2021

Comments: DEVORE ARME SIDE

STATEMENT OF TAX ACCOUNT
COOS COUNTY TAX COLLECTOR
COOS COUNTY COURTHOUSE
COQUILLE, OREGON 97423
(541) 396-7725

8-Feb-2021

ROUGH & READY LUMBER LLC
 PO BOX 340
 SELMA OR 97538-0340

Tax Account #	28500	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	1304
Situs Address	71291 HILLTOP DR LAKESIDE OR 97449	Interest To	Feb 15, 2021

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2020	ADVALOREM	(\$2,257.17)	(\$2,257.17)	\$0.00	\$0.00	\$1,852.83	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,914.98	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,806.53	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,697.25	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,585.10	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,479.52	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,245.90	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$732.65	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,645.21	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,529.83	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,795.10	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,718.70	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,716.73	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,578.45	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,508.45	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,529.76	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,387.07	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,898.24	Nov 15, 2003
Total		-\$2,257.17	-\$2,257.17	\$0.00	\$0.00	\$52,622.30	

TAX NOTATION...

NOTATION CODE	DATE ADDED	DESCRIPTION
SPLIT CODE	4-Jun-2014	AFFIDAVIT #20303 - #99917428 COMBINED INTO #28500 RURAL FIRE/FIRE PATROL SPLIT CODE CONSOLIDATION

**COOS COUNTY ASSESSOR
REAL PROPERTY ACCOUNT NAMES**

2/8/2021 12:44:00 PM

Account # 28500
Map 23S1219-00-01400
Owner ROUGH & READY LUMBER LLC
PO BOX 340
SELMA OR 97538-0340

Name Type	Name	Ownership Type	Own Pct
OWNER	ROUGH & READY LUMBER LLC	OWNER	
OWNER	ROUGH & READY LUMBER LLC		

COOS County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2021

NOT OFFICIAL VALUE

February 8, 2021 12:49:29 pm

Account # 29200
Map # 23S1219D000600
Code - Tax # 1302-29200

Tax Status ASSESSABLE
Acct Status ACTIVE
Subtype NORMAL

Legal Descr See Record

Mailing Name ROUGH & READY LUMBER LLC

Deed Reference # 2018-4396

Agent

Sales Date/Price 05-07-2018 / \$1,100,000.00

In Care Of

Appraiser

Mailing Address PO BOX 340
 SELMA, OR 97538-0340

Prop Class 860 **MA** **SA** **NH** **Unit**
RMV Class 800 01 06 LKF 843-1

Situs Address(s)		Situs City						
Code Area		RMV	MAV	Value Summary AV	SAV	MSAV	RMV Exception	CPR %
1302	Land	3,519					Land	0
	Impr.	0					Impr.	0
Code Area Total		3,519	0	2,210	3,519	2,210		0
Grand Total		3,519	0	2,210	3,519	2,210		0

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	Land Breakdown			Land Class	LUC	Trended RMV
						TD%	LS	Size			
1302	10	<input checked="" type="checkbox"/>		F	Small Tract Forest land	100	A	21.95	STF-C	006*	3,519
Grand Total								21.95			3,519

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown			Total Sq. Ft.	Ex% MS Acct #	Trended RMV	
Grand Total										0	0

Code Area	Type	Exemptions/Special Assessments/Potential Liability								
NOTATION(S):										
■ FARM/FOREST POT'L ADD'L TAX LIABILITY FOREST										
1302		FIRE PATROL:								
		■ FIRE PATROL TIMBER			Amount	37.00	Acres	21.95	Year	2021

STATEMENT OF TAX ACCOUNT
COOS COUNTY TAX COLLECTOR
COOS COUNTY COURTHOUSE
COQUILLE, OREGON 97423
(541) 396-7725

8-Feb-2021

ROUGH & READY LUMBER LLC
 PO BOX 340
 SELMA OR 97538-0340

Tax Account #	29200	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	1302
Situs Address		Interest To	Feb 15, 2021

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$55.76	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$53.16	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$50.91	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$49.41	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$47.26	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$44.08	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$41.71	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$41.12	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$40.01	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$39.51	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$37.16	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$35.72	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$36.30	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$31.84	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$31.25	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$33.30	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$30.27	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$36.55	Nov 15, 2003
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$735.32	

**COOS COUNTY ASSESSOR
REAL PROPERTY ACCOUNT NAMES**

2/8/2021 12:50:21 PM

Account # 29200
Map 23S1219-D0-00600
Owner ROUGH & READY LUMBER LLC
PO BOX 340
SELMA OR 97538-0340

Name Type	Name	Ownership Type	Own Pct
OWNER	ROUGH & READY LUMBER LLC	OWNER	
OWNER	ROUGH & READY LUMBER LLC		

COOS County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2021

NOT OFFICIAL VALUE

February 8, 2021 12:53:11 pm

Account # 41800
Map # 23S12300000200
Code - Tax # 1302-41800

Tax Status ASSESSABLE
Acct Status ACTIVE
Subtype NORMAL

Legal Descr See Record

Mailing Name ROUGH & READY LUMBER LLC

Deed Reference # 2018-4396

Agent

Sales Date/Price 05-07-2018 / \$1,100,000.00

In Care Of

Appraiser

Mailing Address PO BOX 340
 SELMA, OR 97538-0340

Prop Class 660 **MA** **SA** **NH** **Unit**
RMV Class 600 01 07 RRL 1079-1

Situs Address(s)	Situs City
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Code Area	RMV	MAV	Value Summary			RMV Exception	CPR %
			AV	SAV	MSAV		
1302 Land	1,457					Land	0
Impr.	0					Impr.	0
Code Area Total	1,457	0	920	1,457	920		0
Grand Total	1,457	0	920	1,457	920		0

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	Land Breakdown		Size	Land Class	LUC	Trended RMV	
						TD%	LS					
1302	10	<input checked="" type="checkbox"/>		F	Small Tract Forest land	100	A	7.63	STF-B	006*	1,457	
Grand Total											7.63	1,457

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown			Total Sq. Ft.	Ex% MS Acct #	Trended RMV
					TD%					
Grand Total										0

Code Area	Type	Exemptions/Special Assessments/Potential Liability
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NOTATION(S):
 ■ FARM/FOREST POT'L ADD'L TAX LIABILITY FOREST

1302

FIRE PATROL:

■ FIRE PATROL TIMBER

Amount 18.75 **Acres** 7.63 **Year** 2021

STATEMENT OF TAX ACCOUNT
COOS COUNTY TAX COLLECTOR
COOS COUNTY COURTHOUSE
COQUILLE, OREGON 97423
(541) 396-7725

8-Feb-2021

ROUGH & READY LUMBER LLC
 PO BOX 340
 SELMA OR 97538-0340

Tax Account #	41800	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	1302
Situs Address		Interest To	Feb 15, 2021

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$26.56	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$26.18	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$25.97	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$25.77	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$25.58	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$25.41	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$25.35	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$25.19	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$25.01	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$24.81	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$24.61	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$24.47	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$26.29	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$23.50	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$23.34	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$23.35	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$23.07	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$28.04	Nov 15, 2003
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$452.50	

**COOS COUNTY ASSESSOR
REAL PROPERTY ACCOUNT NAMES**

2/8/2021 12:54:23 PM

Account # 41800
Map 23S1230-00-00200
Owner ROUGH & READY LUMBER LLC
PO BOX 340
SELMA OR 97538-0340

Name Type	Name	Ownership Type	Own Pct
OWNER	ROUGH & READY LUMBER LLC	OWNER	
OWNER	ROUGH & READY LUMBER LLC		

COOS County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2021

NOT OFFICIAL VALUE

February 8, 2021 12:58:44 pm

Account # 53000
 Map # 23S13240000100
 Code - Tax # 1316-53000

Tax Status ASSESSABLE
 Acct Status ACTIVE
 Subtype NORMAL

Legal Descr See Record

Mailing Name ROUGH & READY LUMBER LLC

Deed Reference # 2018-4396

Agent

Sales Date/Price 05-07-2018 / \$1,100,000.00

In Care Of

Appraiser

Mailing Address PO BOX 340
 SELMA, OR 97538-0340

Prop Class 160 MA SA NH Unit
 RMV Class 100 01 07 RRL 1250-1

Situs Address(s)	Situs City
------------------	------------

Code Area	RMV	MAV	Value Summary			RMV Exception	CPR %
			AV	SAV	MSAV		
1316 Land	330					Land	0
Impr.	0					Impr.	0
Code Area Total	330	0	207	330	207		0
Grand Total	330	0	207	330	207		0

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	Land Breakdown			LUC	Trended RMV	
						TD%	LS	Size			
1316	10	<input checked="" type="checkbox"/>		F	Small Tract Forest land	100	A	2.06	STF-C	006*	330
Grand Total								2.06			330

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown			Total Sq. Ft.	Ex% MS Acct #	Trended RMV
					TD%					
Grand Total										0

Code Area	Type	Exemptions/Special Assessments/Potential Liability
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NOTATION(S):
 ■ FARM/FOREST POT'L ADD'L TAX LIABILITY FOREST

1316
FIRE PATROL:
 ■ FIRE PATROL TIMBER

	Amount	18.75	Acres	2.06	Year	2021
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STATEMENT OF TAX ACCOUNT
COOS COUNTY TAX COLLECTOR
COOS COUNTY COURTHOUSE
COQUILLE, OREGON 97423
(541) 396-7725

8-Feb-2021

ROUGH & READY LUMBER LLC
 PO BOX 340
 SELMA OR 97538-0340

Tax Account #	53000	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	1316
Situs Address		Interest To	Feb 15, 2021

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$20.52	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$20.43	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$20.38	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$20.33	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$20.28	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$20.26	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$20.22	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$20.20	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$20.16	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$20.11	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$19.99	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$19.98	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$21.85	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$19.20	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$19.18	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$19.18	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$19.12	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$19.71	Nov 15, 2003
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$361.10	

**COOS COUNTY ASSESSOR
REAL PROPERTY ACCOUNT NAMES**

2/8/2021 12:59:50 PM

Account # 53000
Map 23S1324-00-00100
Owner ROUGH & READY LUMBER LLC
PO BOX 340
SELMA OR 97538-0340

Name		Ownership	Own
Type	Name	Type	Pct
OWNER	ROUGH & READY LUMBER LLC	OWNER	
OWNER	ROUGH & READY LUMBER LLC		

