



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

PLA-23-006

FILE NUMBER: PLA-23 036

Date Received: 12/14/22 Receipt #: 126191039 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)

PLA2 LAND INFORMATION

A. Land Owner(s) Weyerhaeuser Company(Jim Bunker)

Mailing address: 16821 McGillivray, Vancouver, WA, 98683

Phone: 360-891-3365 Email:

Township: 30S Range: 10W Section: 1 1/4 Section: 1/16 Section: Tax lot: Legal Lot #1 within TL200

Tax Account Number(s): 1245100 Zone: Select Zone

Acreage Prior to Adjustment: LL1=160AC Acreage After the Adjustment LL1=200AC

B. Land Owner(s) Fairview Timber LLC, c/o Campbell Global(Brian Lawson)

Mailing address: 1300 SW 5th Ave Ste 3200 Portland OR 97201

Phone: 503-595-0689 Email:

Township: 30S Range: 10W Section: 1 1/4 Section: Legal lot #2 within TL201

Tax Account Number(s) 99916862 Zone

Acreage Prior to Adjustment: LL2=120AC Acreage After the Adjustment LL2=80AC

Agent: C. Surveyor Stephan Stys Estabrook Land Surveying

Mailing Address PO Box 574, Lakeside, OR 97449

Phone #: Cell: 541-294-6915 Email: estabrooksurveying@gmail.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



**Coos County Planning Department**  
Coos County Courthouse Annex, Coquille, Oregon 97423  
Mailing Address: Planning Department, Coos County Courthouse, Coquille, Oregon 97423  
(541) 396-7770  
FAX (541) 396-1022 / TDD (800) 735-2900  
Jill Rolfe, Planning Director

## CONSENT

On this 13th day of July, 2021,

I, (Weyerhaeuser, Co.)  
(Print Owners Name as on Deed)

as owner/owners of the property described as Township 30S, Range 10W,

Section 10W, Tax Lot 200, Deed Reference 201703170

Hereby grant permission to Jim Bunker (See Authorized Signer Form Attached Next Page) so that a(n)  
(Print Name)

Property Line Adjustment application can be submitted to the Coos  
(Print Application Type)

County Planning Department.

Owners Signature/s

Jim Bunker  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



WEYERHAEUSER COMPANY  
CERTIFICATE OF AUTHORITY AND INCUMBENCY

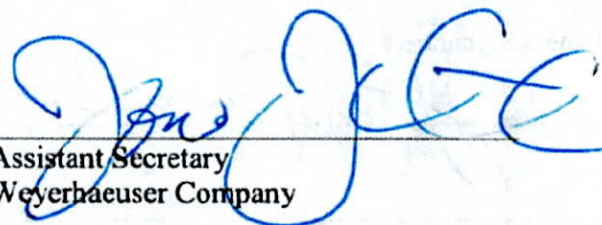
I, Jose J. Quintana, Assistant Secretary of Weyerhaeuser Company (the "Company"), a corporation organized under the laws of the State of Washington, do hereby certify that:

(1) I am the duly appointed and qualified Assistant Secretary of the Company and as such Assistant Secretary I have access to the corporate and stock books and the corporate seal of the Company and its subsidiaries; and

(2) I have reviewed the Bylaws and Delegations of Authority Policy of Weyerhaeuser Company and its subsidiaries and confirm that Scott M. Dahlquist, Senior Director of Land Asset Management, Craig Crawford, Senior Land Asset Manager, James Bunker, Senior Land Asset Manager and Don Calcote, Land Asset Manager, have been duly delegated the authority on behalf of the Company to execute and deliver land use applications for properties located in the states of Oregon and Washington.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Company this 10<sup>th</sup> day of September, 2019.



  
Assistant Secretary  
Weyerhaeuser Company



### Coos County Planning Department

Coos County Courthouse Annex, Coquille, Oregon 97423

Mailing Address: Planning Department, Coos County Courthouse, Coquille, Oregon 97423

(541) 396-7770

FAX (541) 396-1022 / TDD (800) 735-2900

Jill Rolfe, Planning Director

## CONSENT

On this 6th day of July, 2021,

I, Mark Simmons (Campbell Global)  
(Print Owners Name as on Deed)

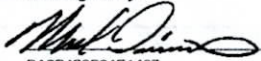
as owner/owners of the property described as Township 30S, Range 10W,

Section 10W, Tax Lot 201, Deed Reference 2020-13061

Hereby grant permission to Jim Bunker of Weyerhaeuser so that a(n)  
(Print Name)

Property Line Adjustment application can be submitted to the Coos  
(Print Application Type)  
County Planning Department.

Owners Signature/s

DocuSigned by:  
  
BA6B420F64E1487...

\_\_\_\_\_  
\_\_\_\_\_

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:**

Owners of both properties propose to correct illegal conveyance of deed 2012-1545 by completing a property line adjustment on legal lots labeled LL1, LL2 and LL3. Site plans are on plat maps that show legal lots within TL200 and TL201. This will correct the recorded conveyance of the south half of "LL2", described as the SW1/4 of the SE1/4 of Section 1. Lawfully created unit of land determination applications precede these PLA applications.

- 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, easements, 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  No
- Does property 1 currently meet the minimum parcel/lot size? Yes  No
- Does property 2 currently meet the minimum parcel/lot size? Yes  No

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:

none

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.

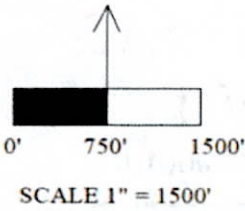
**Acknowledgment Statement: I hereby declare that I am the legal owner of record or an agent having consent of the legal owner of record and I am authorized to obtain land use approvals. The statements within this form and submittal information provided are true and correct to the best of my knowledge 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**



# E WILLAMETTE MERIDIAN, OREGO

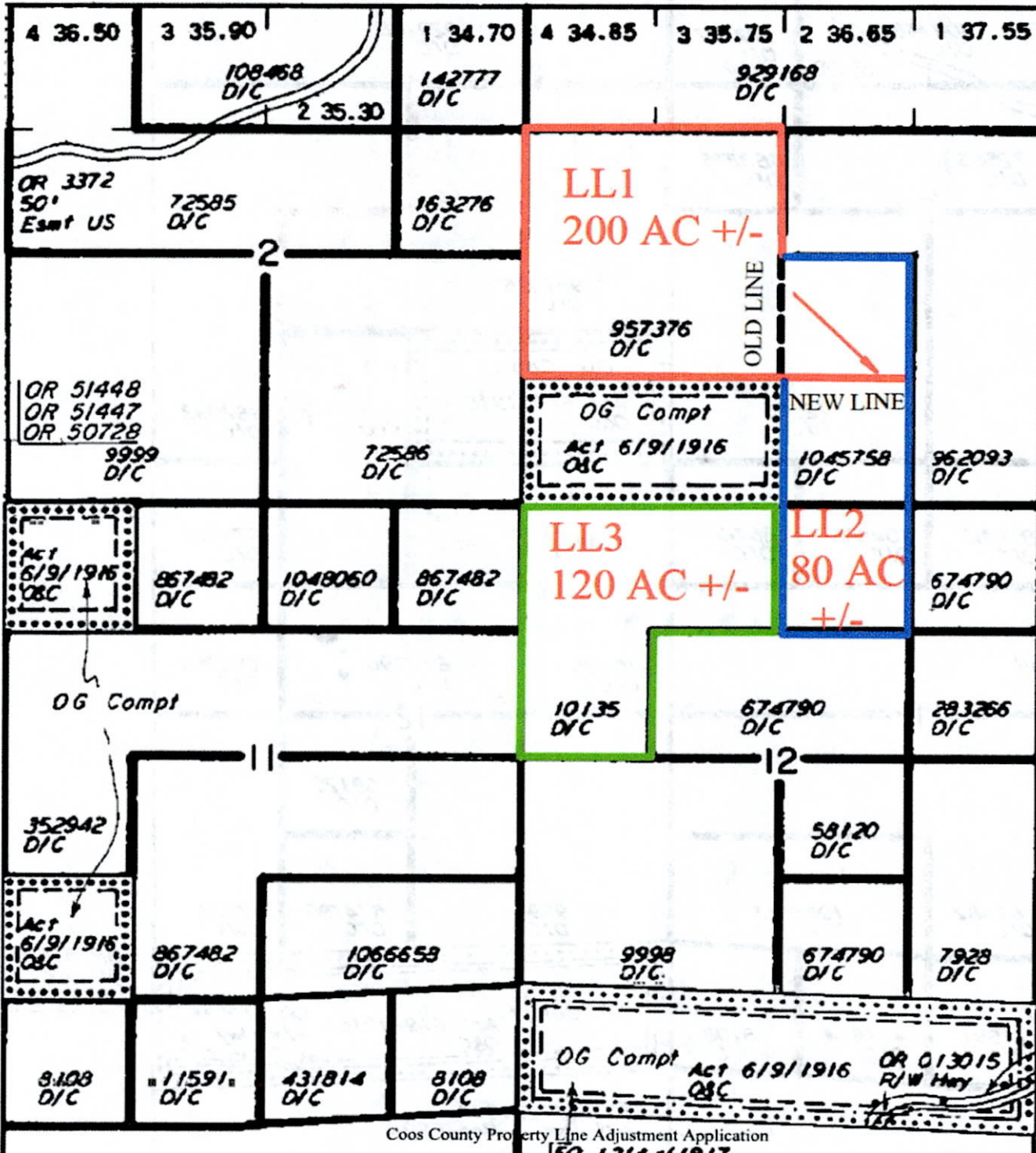
NORTH



## SITE PLAN 30S 10W S1,S12 TL200/201

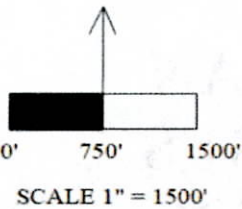
PLA #2  
MOVE

300s100wu01.tif





NORTH



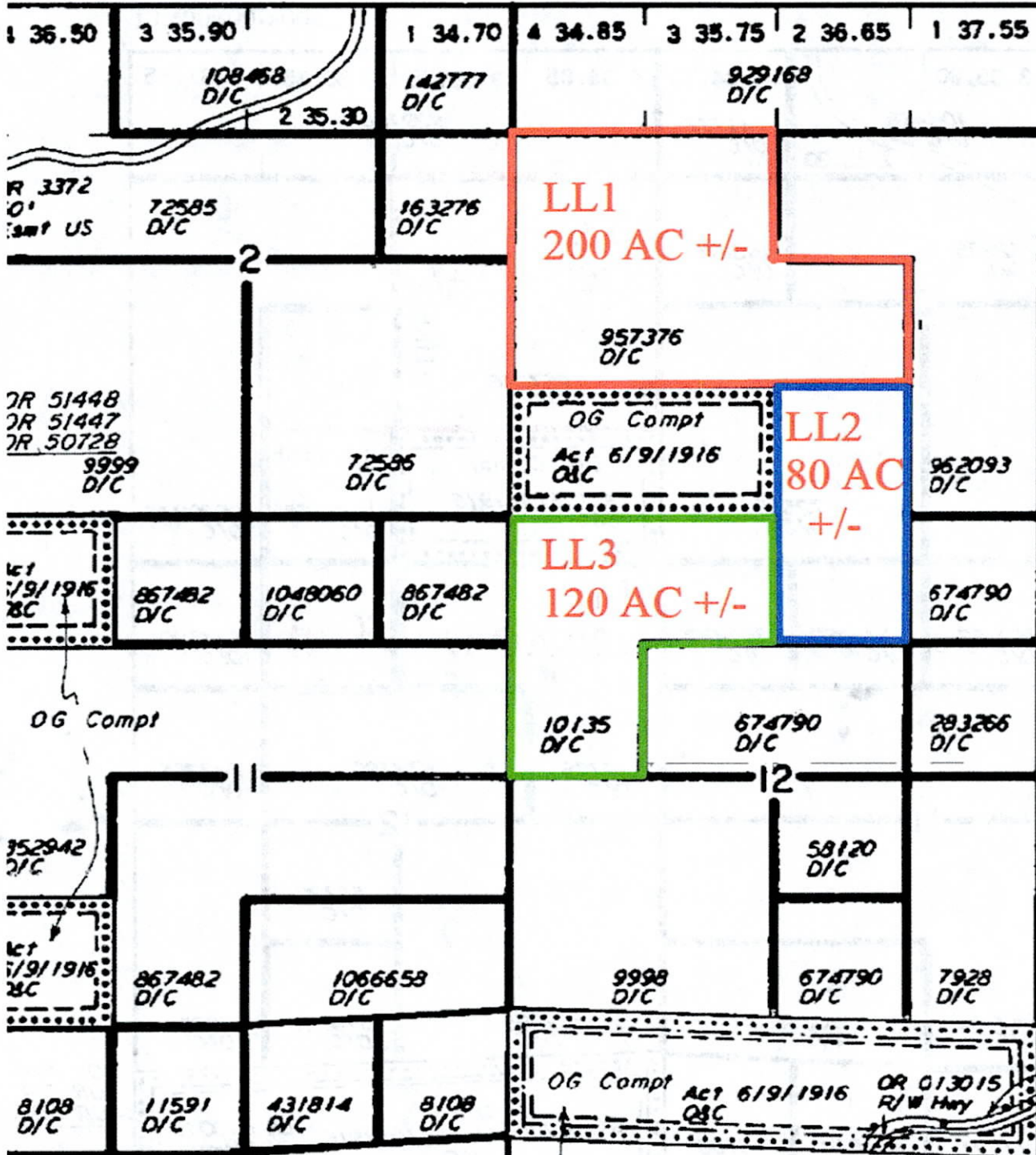
# SITE PLAN

## 30S 10W S1,S12

### TL200/201

AFTER  
PLA #2

300s100wu01.tif





TITLE REPORT

1495 NW Garden Valley Blvd., Roseburg, OR 97471  
PHONE (541)672-6651 FAX (541)672-5793

STATUS OF RECORD TITLE

First American Title Insurance Company  
11175 Azusa Ct.  
Rancho Cucamonga, CA 91730  
Your Reference No. NCS-970590-COO

November 10, 2020  
Title Number: 421865AM  
Title Officer: Teddi Underhill  
Fee: \$400.00

We have searched the status of record title as to the following described property:

See attached Exhibit 'A'

Vestee:

Weyerhaeuser Company, a Washington Corporation

and dated as of November 6, 2020 at 7:30 a.m.

Said property is subject to the following on record matters:

1. Taxes assessed under Code No. 4101 Account No. 1245100 Map No. 30-12W-00-00200  
The 2020-2021 Taxes: \$1,418.17, plus interest, unpaid.
2. The assessment roll and the tax roll disclose that the premises herein described were specially assessed as Forest Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied for the last five (5) or lesser number of years in which the land was subject to the special land use assessment.
3. Rights of the public and governmental bodies in and to that portion of said premises now or at any time lying below the high water line of unnamed creeks, including any ownership rights which may be claimed by the State of Oregon as to any portion now or at any time lying below the ordinary high water line.

Such rights and easements for navigation and fishing as may exist over that portion of the property now or at any time lying beneath the waters of unnamed creeks.

All matters arising from any shifting in the course of unnamed creeks including but not limited to accretion, reliction and avulsion.

4. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as reserved in instrument:

Recorded: September 12, 1956  
Book 253, Page 406  
Instrument No.: [1615](#)

Re-recorded: October 12, 1956  
Book: 254, Page: 122  
Instrument No.: [2184](#)



5. **Reservation of Mineral Rights, including the terms and provisions contained therein, in deed.**

Recorded: September 12, 1956

Book: 253, Page 406

Instrument No.: [1615](#)

The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

Re-recorded: October 12, 1956

Book: 254, Page: 122

Instrument No.: [2184](#)

6. **Right of Way Agreement, including the terms and provisions thereof,**

Recorded: February 13, 1978

Instrument No.: [78-3-00285](#)

By and Between: International Paper Company and Georgia-Pacific Corporation, a Georgia corporation

Amended by instrument,

Recorded: August 18, 1993

Instrument No.: [93-08-0803](#)

Amended by instrument,

Recorded: November 11, 2011

Instrument No.: [2011-8860](#)

Amended by instrument,

Recorded: March 5, 2012

Instrument No.: [2012-1707](#)

7. **Reciprocal Right of Way and Road Use Agreement, including the terms and provisions thereof,**

Recorded: December 16, 1993

Instrument No.: [93-12-0636](#)

By and Between: Seneca Timber Company and Georgia-Pacific Corporation

Amended by instrument,

Recorded: March 16, 2009

Instrument No.: [2009-2338](#)

8. **Easement Agreement, including the terms and provisions thereof,**

Recorded: June 15, 1998

Instrument No.: [1998-51924](#)

Between: Georgia-Pacific West, Inc., d/b/a The Timber Company, an Oregon corporation

And: Lone Rock Timber Company, a Washington corporation authorized to do business in the State of Oregon; Juniper Properties Limited Partnership, Lone Rock Timber Co., a General Partner; Umpqua Growth Limited Partnership, Lone Rock Timber Co., a limited partner

Amended by instrument,

Recorded: June 26, 2003

Instrument No.: [2003-9359](#)

Amended by instrument,

Recorded: August 25, 2010

Instrument No.: [2010-7784](#)

9. **Unrecorded Leaseholds, if any, and the rights of vendors and holders of security interest in personal property of tenants to remove said personal property at the expiration of the term.**

**NOTE:** Any map or sketch enclosed as an attachment herewith is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.

**NOTE:** This report does not include a search for financing statements filed in the office of the Secretary of State in this or any other State, or in a county other than the county wherein the premises are situated, and no liability is assumed if a financing statement is filed in the office of the County Clerk (Recorder) covering timber on the premises wherein the lands are described other than by metes and bounds or under the rectangular survey system.

**THIS IS NOT A TITLE REPORT, A COMMITMENT TO ISSUE TITLE INSURANCE OR A GUARANTEE OF ANY KIND. No liability is assumed with this report. The fee charged for this service does not include supplemental reports or other services. Further dissemination of the information in this report in a form purporting to insure title to the herein described land is prohibited by law.**

***"Superior Service with Commitment and Respect for Customers and Employees"***

**EXHIBIT 'A'**

**Government Lot 4; the Northwest quarter of the Southeast quarter; the North half of the Southwest quarter; the South half of the Northwest quarter, in Section 1, Township 30 South, Range 10 West, Willamette Meridian, Coos County, Oregon.**

**"FOR INFORMATIONAL PURPOSES ONLY, THE FOLLOWING IS INCLUDED"**

**30-10W-00-00200 (portion)**

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

10-Nov-2020

Tax Account #	1245100	Lender Name	WEY - WEYERHAEUSER TIMBER SV
Account Status	A	Loan Number	
Roll Type	Real	Property ID	4101
Situs Address		Interest To	Nov 15, 2020

**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	\$1,418.17	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,337.77	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,302.71	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,272.54	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,236.98	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,238.48	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,232.31	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,163.18	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,133.98	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,669.71	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,530.60	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,418.07	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,400.99	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,245.76	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,144.12	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,070.11	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,850.49	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,746.41	Nov 15, 2003
<b>Total</b>		\$0.00	\$0.00	\$0.00	\$0.00	\$49,412.38	

# COOS County Assessor's Summary Report Real Property Assessment Report

FOR ASSESSMENT YEAR 2020

November 10, 2020 6:26:50 am

<b>Account #</b>	1245100	<b>Tax Status</b>	ASSESSABLE
<b>Map #</b>	30S1000000200	<b>Acct Status</b>	ACTIVE
<b>Code - Tax #</b>	4101-1245100	<b>Subtype</b>	NORMAL
<b>Legal Descr</b>	See Record		
<b>Mailing Name</b>	WEYERHAEUSER COMPANY	<b>Deed Reference #</b>	See Record
<b>Agent</b>		<b>Sales Date/Price</b>	See Record
<b>In Care Of</b>	C/O TAX DEPARTMENT DAWN BYERS	<b>Appraiser</b>	
<b>Mailing Address</b>	220 OCCIDENTAL AVE S SEATTLE, WA 98104-3120		

<b>Prop Class</b>	650	<b>MA</b>	<b>SA</b>	<b>NH</b>	<b>Unit</b>
<b>RMV Class</b>	600	05	22	RRL	22473-2

Situs Address(s)		Situs City					
Code Area	RMV	MAV	Value Summary		MSAV	RMV Exception	CPR %
			AV	SAV			
4101	260,928					Land	0
	0					Impr.	0
<b>Code Area Total</b>	<b>260,928</b>	<b>0</b>	<b>160,926</b>	<b>260,928</b>	<b>160,926</b>		<b>0</b>
<b>Grand Total</b>	<b>260,928</b>	<b>0</b>	<b>160,926</b>	<b>260,928</b>	<b>160,926</b>		<b>0</b>

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	Land Breakdown			Land Class	LUC	Trended RMV
						TD%	LS	Size			
4101	30	<input checked="" type="checkbox"/>		F	Designated Forest Land	100	A	120.65	FB	006*	115,244
4101	40	<input checked="" type="checkbox"/>		F	Designated Forest Land	100	A	149.00	FC	006*	119,469
4101	70	<input checked="" type="checkbox"/>		F	Designated Forest Land	100	A	80.00	FF	006*	26,215
<b>Grand Total</b>								<b>349.65</b>			<b>260,928</b>

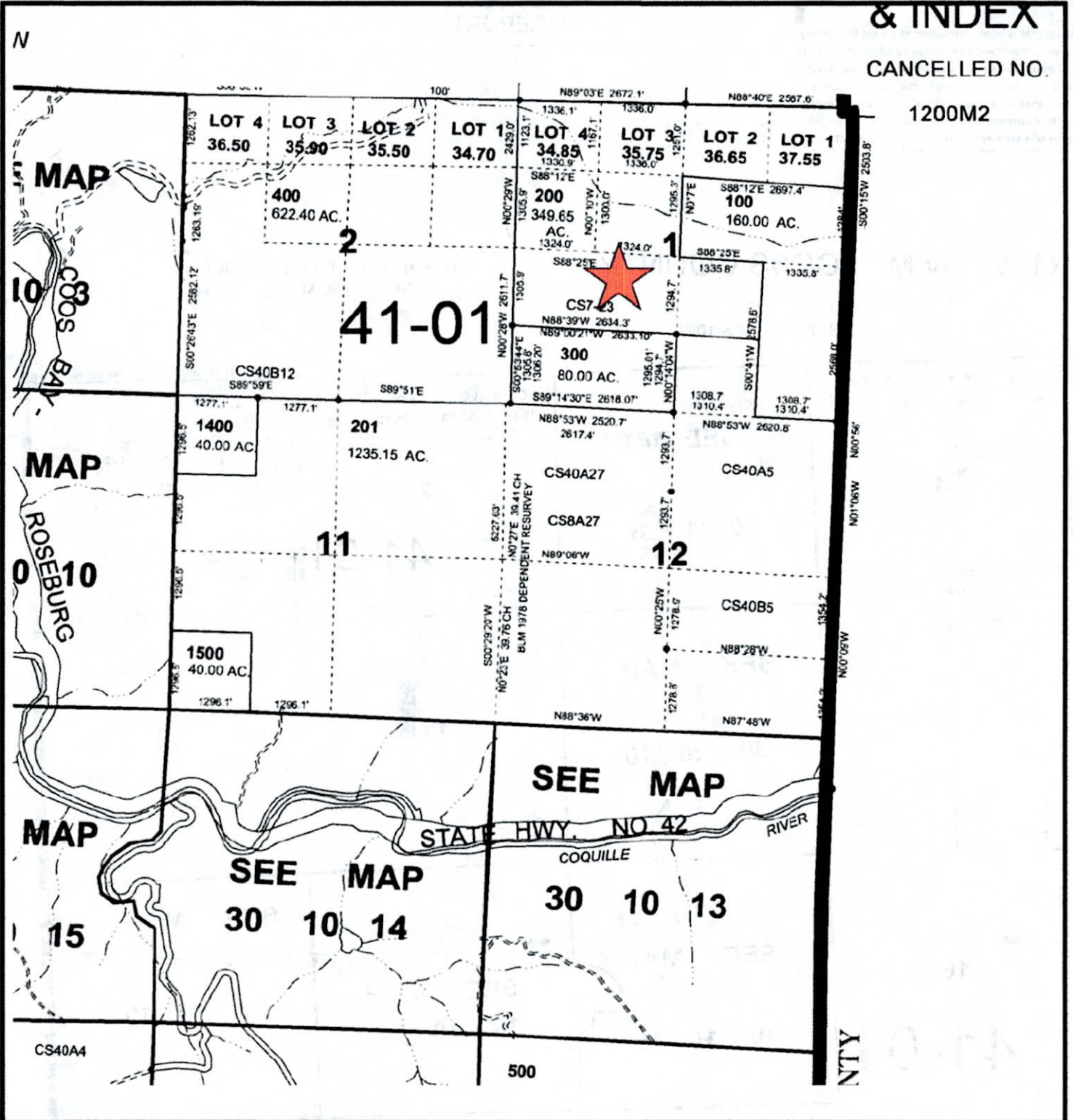
Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown		Total Sq. Ft.	Ex% MS Acct #	Trended RMV
					TD%	Total			
<b>Grand Total</b>									<b>0</b>

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

**& INDEX**

CANCELLED NO.

1200M2



Portion of Tax Lot 200, Only Government Lot 4; the NW ¼ of the SE ¼; the North ½ of the SW ¼ and the South ¼ of the NW ¼

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





This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, locations of easements, acreage or other matters shown thereon.

**TITLE REPORT**

30S R10W W.M. COOS COUNTY

1" = 2000'

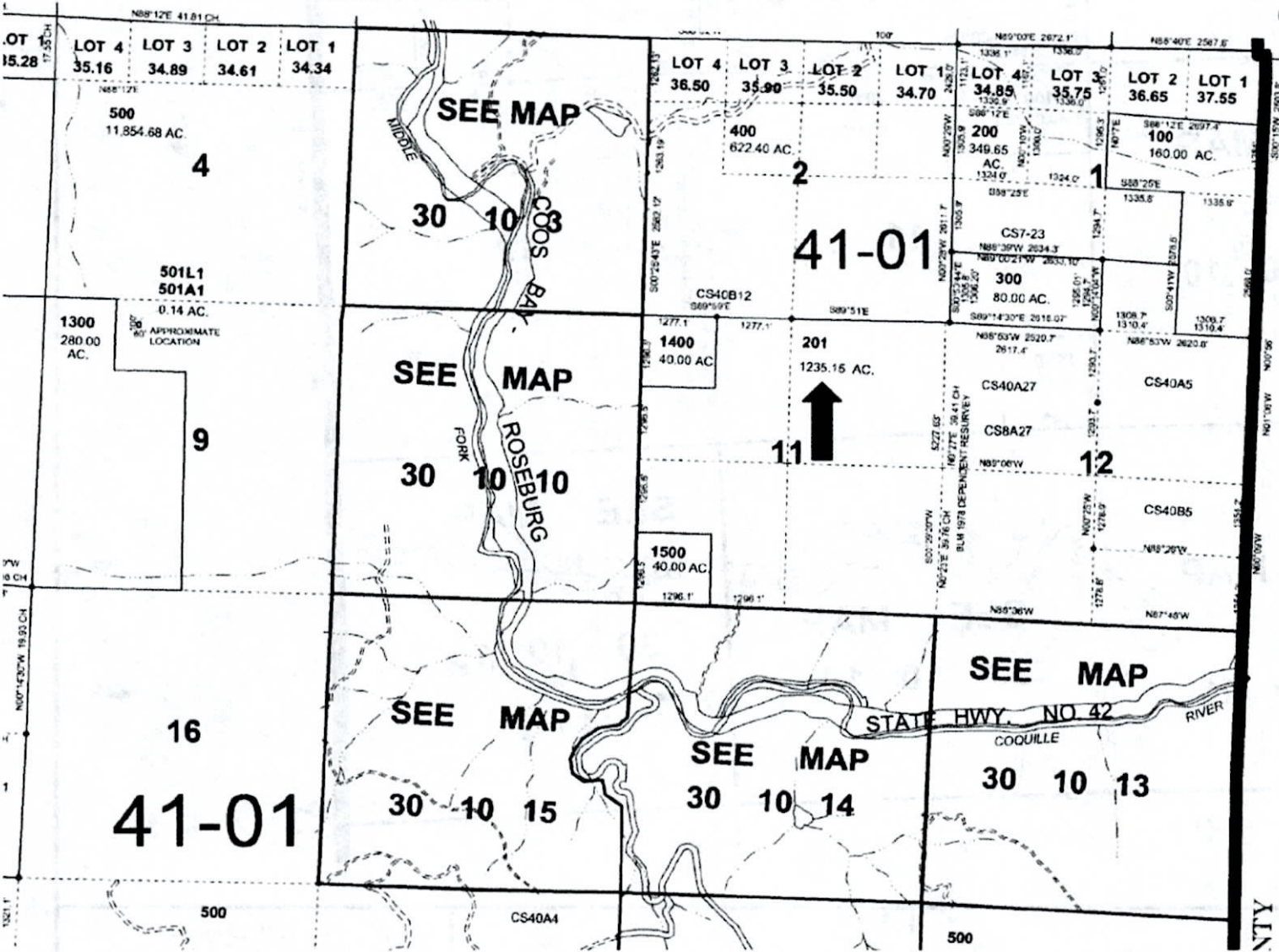
MAP ADJUSTED TO FIT PAPER  
NOT TO SCALE

30S  
& IN

CANCE

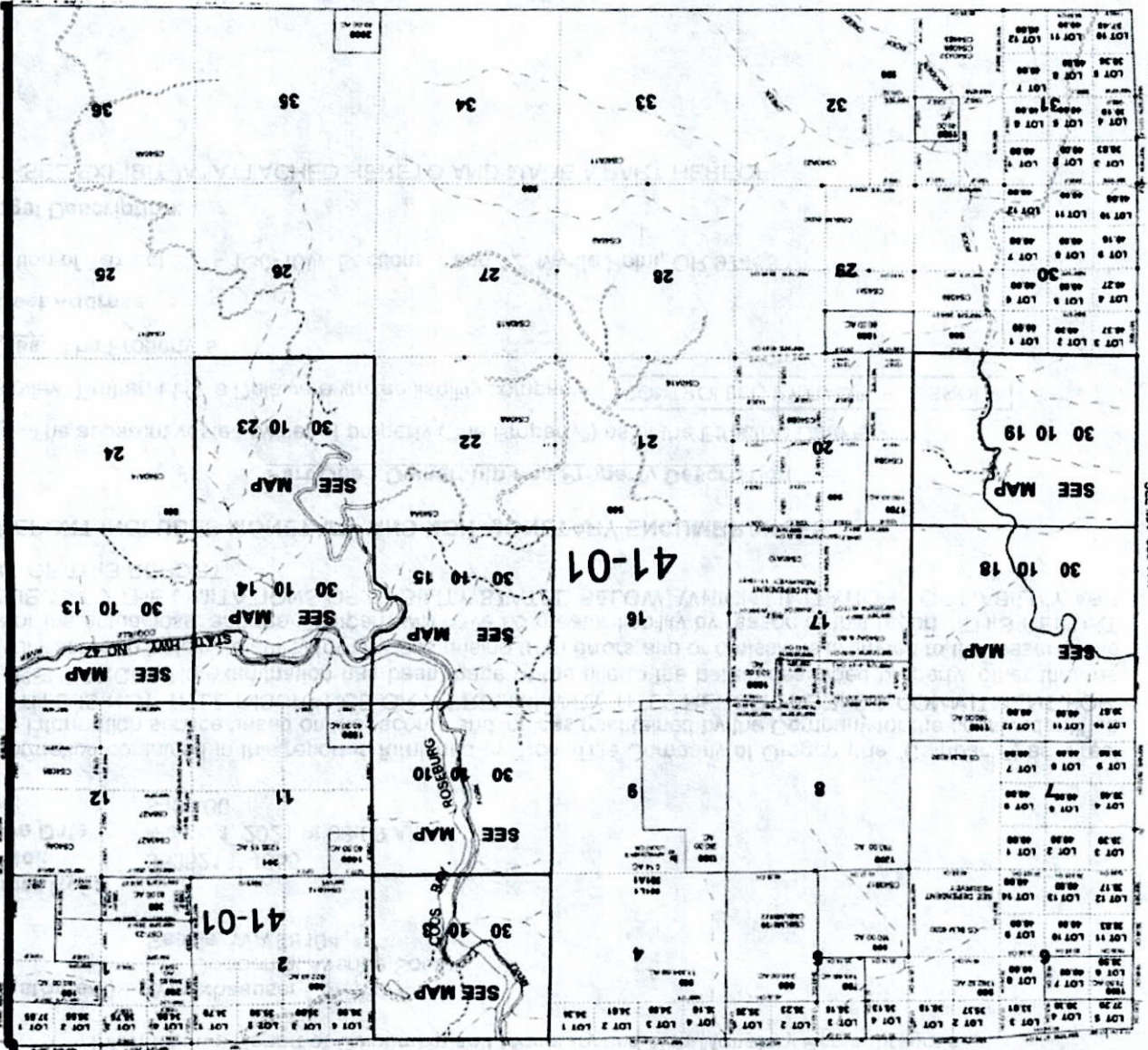
12C

SEE MAP 28S 10W



30S 10W  
& INDEX  
03-06-2017

DOUGLAS COUNTY



SEE MAP 31S 10W

SEE MAP 31S 11W

SEE MAP 30S 11W

30S 10W  
& INDEX  
CANCELLED NO  
1200M2

MAP APPLIED TO PI PAPER  
NOT TO SCALE

T30S R10W W.M. COOS COUNTY

1" = 2000'

SEE MAP 28S 10W

THIS MAP WAS PREPARED FOR  
ASSESSMENT PURPOSE ONLY



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"):** Weyerhaeuser Company  
220 Occidental Avenue South  
Seattle, WA 98104

**Customer Ref.:** \_\_\_\_\_  
**Order No.:** 360621034655  
**Effective Date:** March 1, 2021 at 08:00 AM  
**Charge:** \$400.00

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:

Fairview Timber, LLC, a Delaware limited liability company CONTROLLED BY CAMPBELL GROUP

**Premises.** The Property is:

**(a) Street Address:**

Portion of Tax Lot 201 - T30-10W-Sections 1 and 12, Myrtle Point, OR 97458

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

Recording Date: September 12, 1956  
Recording No: Book 253, Page 406

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

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

Recording Date: September 12, 1956  
Recording No: Book 253, Page 406

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

Reserved by: Coos County  
Recording Date: September 12, 1956  
Recording No: Book 253, Page 406

Amendment(s)/Modification(s) of said easement

Recording Date: October 12, 1956  
Recording No: Book 254, Page 122

Amendment(s)/Modification(s) of said easement

Recording Date: October 26, 1956  
Recording No: Book 254, Page 356

4. Right-of-Way and Road Use Agreement

Executed by: Evans Products Company and the United States of America  
Recording Date: September 28, 1960  
Recording No.: Book 281, Page 158

Amendment(s)/Modification(s) of said agreement

Recording Date: April 4, 1962  
Recording No: Book 292, Page 102

Amendment(s)/Modification(s) of said agreement

Recording Date: June 3, 2004  
Recording No: 2004-7603

Amendment(s)/Modification(s) of said agreement

Recording Date: January 15, 2008  
Recording No: 2008-451

**Amendment(s)/Modification(s) of said agreement**

Recording Date: June 16, 2010  
Recording No: 2010-5317

**Amendment(s)/Modification(s) of said agreement**

Recording Date: April 28, 2011  
Recording No: 2011-3217

**An assignment of O & C Logging Road Right-of-Way Permit:**

Assignee: Pacific West Timber Company (Oregon) LLC  
Recording Date: October 8, 2015  
Recording No.: 2015-09100

**5. Right-of-Way Agreement**

Executed by: Georgia-Pacific Corporation and Roseburg Lumber Co.  
Recording Date: February 14, 2003  
Recording No.: 2003-2068

Dated May 25, 1977

**Amendment(s)/Modification(s) of said agreement**

Recording Date: July 17, 1998  
Recording No: 1998-53928

**6. Right-of-Way Agreement**

Executed by: International Paper Company and Georgia-Pacific Corporation  
Recording Date: February 13, 1978  
Recording No.: 78-3-00285

**Amendment(s)/Modification(s) of said agreement**

Recording Date: August 18, 1993  
Recording No: 93-08-0803

**7. Easement Agreement**

Executed by: Georgia-Pacific West, Inc. d/b/a/ The Timber Company, Lone Rock Timber Company, Juniper Properties Limited Partnership, Lone Rock Timber Co. and Umpqua Growth Limited Partnership  
Recording Date: June 15, 1998  
Recording No.: 1998-51924

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

Entitled: Special Warranty Deed  
Recording Date: November 4, 2011

**Informational Report of Ownership and Monetary and Non-Monetary Encumbrances  
(Ver. 20161024)**

EXHIBIT A  
Legal Description

Recording No: 2011-8857

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

Entitled: Special Warranty Deed  
Recording Date: November 4, 2011  
Recording No: 2011-8857

10. Please be advised that our search did not disclose any open Deeds of Trust of record.

**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**

The SW 1/4 of the SE 1/4 in Section 1, The N 1/2 of the NW 1/4, the NW 1/4 of the NE 1/4 and the SW 1/4 of the NW 1/4 in Section 12, all in Township 30 South, Range 10 West of the Willamette Meridian, Coos County, Oregon.

**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**

PACIFIC WEST  
OWNERSHIP

RECORDED BY  
FIRST AMERICAN TITLE

**RECORDING COVER SHEET**

(Per ORS 205.234 or ORS 205.244)

This cover sheet has been prepared by the person presenting the attached instrument for recording. Any errors in this cover sheet do not effect the Transaction(s) contained in the instrument itself

This space reserved for use by the County Recording Office

After recording return to: First American Title Insurance Company,

**1) Title(s) of Transaction(s)** ORS 205.234(a)Special Warranty Deed

**2) Direct Party/Grantor(s) and address** ORS 205.125(1)(b) and ORS 205.160  
Plum Creek Timberlands, L.P., a Delaware Limited Partnership, 999 Third Avenue, Ste 4300, Seattle, WA 98104

**3) Indirect Party/Grantee(s) and address** ORS 205.125(1)(a) and ORS 205.160  
Pacific West Timber Company (Oregon) LLC, a Delaware Limited Liability Company, c/o The Campbell Group, LLC, One SW Columbia, Ste 1700, Portland, Oregon 97208

**3a) Trustee and address, if any**

**4) True and Actual Consideration** ORS 93.030  
**\$59,914,800.00**

**5) Send Tax Statements to:**  
Pacific West Timber Company (Oregon), LLC, c/o The Campbell Group, LLC, One SW Columbia, Ste 1700, Portland, Oregon 97208

: If this box is checked, then below applies:

If this instrument is being Re-Recorded, complete the following statement, in accordance with ORS 205.244: "Rerecorded at the request of First American Title to delete exceptions 430 & 431 on page 71 of 95, previously recorded November 4, 2011 as Fee Number 2011-8857, Records of Coos County, Oregon."

(Legal description if corrected is attached to included certified document of the original.)

RE-RECORD

PACIFIC WEST  
OWNERSHIP

AFTER RECORDING RETURN TO:

First American Title Insurance Company  
Six Concourse Parkway, Suite 2000  
Atlanta, GA 30328  
Attn: Vicky Griffin

RECORDED BY  
FIRST AMERICAN TITLE  
1743083

TAX STATEMENTS SHALL BE SENT TO:

PACIFIC WEST TIMBER COMPANY (OREGON),  
LLC  
c/o The Campbell Group, LLC  
One S.W. Columbia, Suite 1700  
Portland, Oregon 97208

**SPECIAL WARRANTY DEED**

PLUM CREEK TIMBERLANDS, L.P., a Delaware limited partnership, whose address is 999 Third Avenue, Suite 4300, Seattle, Washington 98104 ("**Grantor**"), does hereby, convey and specially warrant to PACIFIC WEST TIMBER COMPANY (OREGON), LLC, a Delaware limited liability company, whose address is c/o The Campbell Group, LLC, One S.W. Columbia, Suite 1700, Portland, Oregon 97208 ("**Grantee**"), the real properties located in Coos County, Oregon, legally described on **Exhibit "A"** attached hereto and incorporated herein by this reference as though fully set forth (the "**Property**"), free of encumbrances created or suffered by the Grantor except as specifically set forth herein. This conveyance is made by Grantor and accepted by Grantee subject to the exceptions to title set forth in **Exhibit "C"** attached hereto and incorporated herein by this reference. The true consideration for this conveyance is \$59,914,800.00.

(A) This conveyance expressly excepts, excludes, and reserves unto Grantor, its successors and assigns, the Reserved Minerals, Oil and Gas (as defined in **Exhibit "D"** attached hereto) but subject to the terms, conditions, restrictions and liabilities set forth in **Exhibit "D"** attached hereto; PROVIDED HOWEVER, the foregoing reservation expressly excludes all sand, clay, gravel, aggregate, granite, stone, rock, including without limitation decorative rock and rock of a unique character.

(B) This conveyance expressly excepts, excludes and reserves unto Grantor, its successors and assigns, the Reserved Wind Energy Development (as defined in **Exhibit "E"** attached hereto) on the surface of that portion of the Property described on **Exhibit "B"** attached hereto

and incorporated herein by this reference as though fully set forth (the "*Wind Properties*"), but subject to the terms, conditions, restrictions, payments and liabilities set forth in **Exhibit "E"** attached hereto (the "*Wind Energy Development Reservation*").

(C) The rights and privileges excepted and reserved in connection with Reserved Mineral, Oil and/or Gas shall be deemed as covenants running with the Property and in all respects appurtenant to the Reserved Minerals, Oil and Gas estates now owned or hereinafter acquired.

(D) The rights and privileges herein conveyed to the Surface Owner (including the obligations of the Mineral Owner or its Lessee) in connection with Mineral, Oil and/or Gas Operations shall be deemed as covenants running with the Property and in all respects appurtenant to the Property for the benefit of the Grantee and its successors in title to all or any portion of the Property.

(E) The rights and privileges excepted and reserved in connection with Reserved Wind Energy Development shall be deemed as covenants running with the Property and in all respects appurtenant to the Reserved Wind Energy Development estates now owned or hereinafter acquired.

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

Executed this 27<sup>th</sup> day of October, 2011.

GRANTOR:

PLUM CREEK TIMBERLANDS, L.P.  
By Plum Creek Timber I, L.L.C.  
Its General Partner

Attest:  
By



Sheri L. Ward,  
Assistant Secretary

By

  
Rick R. Holley,  
President and CEO

ACKNOWLEDGEMENT

STATE OF WASHINGTON )  
 )ss  
COUNTY OF KING )

On this 27<sup>th</sup> day of October, 2011, before me personally appeared Rick R. Holley and Sheri L. Ward, to me known to be the President and CEO and the Assistant Secretary, respectively, of Plum Creek Timber I, L.L.C., general partner of Plum Creek Timberlands, L.P., the limited partnership that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said limited partnership for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute said instrument on behalf of the limited partnership and that the seal affixed is the seal of said limited partnership.

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



Paul A. Hill II

Notary Public in and for the  
State of Washington  
Residing at Seattle  
My Commission Expires: 10/29/2014  
Printed Name: Paul A. Hill II

**EXHIBIT A TO DEED**

**Legal Description of Property**

Real property in the County of Coos, State of Oregon, described as follows:

**[The approved legal descriptions from the updated title commitment are to be added]**

**Exhibit "A"**

Real property in the County of Coos, State of Oregon, described as follows:

**Parcel 1 (Map No. 26-11-21 TL 500, Property ID 450700)**

Township 26 South, Range 11 West

Section 21: NE1/4SW1/4 and S1/2SW1/4

**Parcel 2 (Map No. 26-11-00 TL 700, Property ID 450900)**

Township 26 South, Range 11 West

Section 22: ALL

Section 23: N1/2 and SW1/4

Section 24: ALL

Section 26: ALL

Section 27: ALL

**Parcel 3 (Map No. 26-11-28 TL 100, Property ID 453300)**

Township 26 South, Range 11 West

Section 28: NE1/4, NE1/4NW1/4, NE1/4SW1/4, S1/2SW1/4 and N1/2SE1/4

**Parcel 4 (Map No. 26-11-29 TL 1400, Property ID 454600)**

Township 26 South, Range 11 West

Section 29: SW1/4NW1/4, W1/2SW1/4, SE1/4SW1/4, NW1/4SE1/4 and the S1/2SE1/4;

Less and Except the following described parcels:

1. Parcel conveyed to James M Brewer et ux in Book 250, Page 473, Deed Records of Coos County, Oregon, described as follows: Beginning at a 1/4 inch iron pipe on the East side of the County Road at a point North 88° East 68.87 feet from the Northwest corner of the SE1/4 of the SE1/4 of said Section 29; thence South 14° 52' East along the East line of said County Road 81.7 feet to an iron pipe; thence South 35° 03' East along said County Road 300 feet to an iron pipe; thence South 16° 45' East along said County Road 84.82 feet to an iron pipe; thence North 55° 25' East to the center of the North Fork of the Coquille River; thence up stream to a point on the North boundary of the said SE1/4SE1/4; thence South 88° West along said North boundary to the point of beginning.

2. Parcel conveyed to Sylvan Brooks et ux in Book 285, Page 326 Deed Records of Coos County, Oregon, described as follows: Beginning at a 5/8 inch iron rod set on the West edge of the traveled portion of the County Road, said rod being 481.2 feet South and 261.2 feet East of a 1 inch iron pipe marking the approximate center of the SE1/4 of said Section 29; thence South 84° 52' West 200 feet to a 5/8 inch iron rod; thence North 27° 38' West 199.45 feet to a 5/8 inch iron rod, thence continuing North 27° 38' 356 feet, more or less, to the North boundary of the SW1/4SE1/4 of said Section 29; thence East along the 1/16 Section line 256 feet, more or less, to the center of the County Road, thence Southerly along the center of said road to a point 9 feet North 84° 52' East from the point of beginning; thence South 84° 52' West 9 feet to the point of beginning.

**Parcel 48 (Map No. 28-14-02 TL 200, Property ID 939100)**

Township 28 South, Range 14 West

Section 02: Government Lots 1, 2, 3 and SW1/4NE1/4

**Parcel 49 (Map No. 29-10-00 TL 5200, Property ID 1075201)**

Township 29 South, Range 10 West

Section 26: S1/2

**Parcel 50 (Map No. 29-10-27 TL 900, Property ID 1076200)**

Township 29 South, Range 10 West

Section 27: SE1/4NE1/4, N1/2SE1/4 and SW1/4SE1/4

**Parcel 51 (Map No. 29-10-00 TL 5800, Property ID 1078800)**

Township 29 South, Range 10 West

Section 32: NE1/4NE1/4

**Parcel 52 (Map No. 29-10-34 TL 100,300, Property ID 1080400, 1080501)**

Township 29 South, Range 10 West

Section 34: E1/2, NE1/4NW1/4, S1/2NW1/4, and that portion of the SW1/4 lying Northerly and Easterly of the relocated Coos Bay-Roseburg State Highway No. 42.

**Parcel 53 (Map No. 29-10-00 TL 6000, Property ID 1081000)**

Township 29 South, Range 10 West

Section 35: Government Lot 3, S1/2NW1/4 and NW1/4SW1/4

**Parcel 54 (Map No. 30-10-00 TL 200, Property ID 1245100)**

Township 30 South, Range 10 West

Section 01: SW1/4SE1/4

**and (Map No. 30-10-00 TL 200, Property ID 1245100)**

Township 30 South, Range 10 West

Section 11: E1/2, E1/2W1/2, NW1/4SW1/4 and SW1/4NW1/4

**and (Map No. 30-10-00 TL 200, Property ID 1245100)**

Township 30 South, Range 10 West

Section 12: ALL

**Parcel 55 (Map No. 30-10-03 TL 200, Property ID 1246400)**

Township 30 South, Range 10 West

Section 03: Government Lot 3, lying East of the relocated Coos Bay-Roseburg State Highway No. 42.

**Parcel 56 (Map No. 30-10-10 TL 100, Property ID 1250200)**

Township 30 South, Range 10 West

Section 10: That portion of the E1/2 lying East of the relocated Coos Bay-Roseburg State Highway No. 42.



**FILED FOR RECORD AT THE REQUEST OF:**

Weyerhaeuser Company

ATTN: Land Title Dept.

220 Occidental Avenue South

Seattle, WA 98104

---

**Type of Document:** Correction to Statutory Special Warranty Deed

**Reference Number(s) of Document(s) Assigned or Released:** 2017-03170

**Grantor(s):**

Weyerhaeuser Company, a Washington corporation,  
as successor by merger to Plum Creek Timberlands,  
L.P., a Delaware limited partnership

**Grantee(s):**

Weyerhaeuser Company, a Washington corporation

WYCORP  
THIS DOCUMENT IS RECORDED  
AS A COURTESY ONLY.  
FIRST AMERICAN TITLE INSURANCE CO.  
ASSUMES NO LIABILITY FOR  
SUFFICIENCY, VALIDITY OR ACCURACY

**CURRENT  
WEYERHAEUSER  
OWNERSHIP**

**CORRECTION TO STATUTORY SPECIAL WARRANTY DEED AT THE REQUEST OF  
JORENE SMITH (COOS COUNTY ASSESSORS OFFICE), TO CORRECT THIS STATUTORY  
SPECIAL WARRANTY DEED, PREVIOUSLY RECORDED AS INSTRUMENT 2017-03170.**

**After recording return to:  
Weyerhaeuser Company  
220 Occidental Ave South  
Seattle, WA 98104  
Attention: Law Department**

This space reserved for recorder's use.

**GRANTOR: Weyerhaeuser Company, as  
successor by merger to Plum Creek  
Timberlands, LP**

**Until a change is requested, all tax  
statements shall be sent to Grantee at  
the following address:**

**Weyerhaeuser Company  
220 Occidental Ave South  
Seattle, WA 98104**

**GRANTEE: Weyerhaeuser Company**

**Attn: Tax Department — Dawn Byers**

THIS DOCUMENT IS RECORDED  
AS A COURTESY ONLY.  
FIRST AMERICAN TITLE INSURANCE CO.  
ASSUMES NO LIABILITY FOR  
SUFFICIENCY, VALIDITY OR ACCURACY

*WYCORP*

**CORRECTION STATUTORY SPECIAL WARRANTY DEED**

WEYERHAEUSER COMPANY, a Washington corporation, as successor by merger to PLUM CREEK TIMBERLANDS, L.P., a Delaware limited partnership, whose address is 220 Occidental Ave South, Seattle, WA 98104, ("Grantor") conveys and specially warrants to WEYERHAEUSER COMPANY, a Washington corporation, ("Grantee") the real property in Coos County, Oregon, more particularly described on Exhibit A attached hereto and by this reference incorporated herein, free of encumbrances created or suffered by the Grantor, except for all easements, covenants, restrictions, title and survey exceptions and other matters of record affecting such real property.

A Certificate of Merger filed with the Washington Secretary of State as evidence of the merger of Plum Creek Timberlands, L.P. with and into Weyerhaeuser Company, effective September 28, 2016 is attached hereto as Exhibit B and incorporated herein by this reference.

The true consideration for this conveyance in terms of dollars is \$ -0-; however, the actual consideration consists of or includes other property or other value given or promised.

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.

Executed this 21<sup>st</sup> day of August 2018.

GRANTOR:



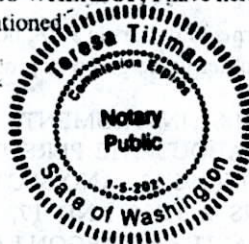
WEYERHAEUSER COMPANY, a Washington corporation

By: James R. Johnston  
Printed Name: James R. Johnston  
Title: Vice-President

STATE OF WASHINGTON )  
COUNTY OF KING )

On this 21<sup>st</sup> day of August, 2018, before me personally appeared James R. Johnston to me known to be the Vice President of WEYERHAEUSER COMPANY, the corporation that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that s/he is authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

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



Teresa Tillman  
Notary Public in and for the State of Washington  
Printed Name: Teresa Tillman  
Residing at: King County  
My appointment expires: Jan 05, 2021

**TOWNSHIP 29 SOUTH, RANGE 10 WEST, WILLAMETTE MERIDIAN:**

**Section 36:** Government Lots 1, 2, 6 and 7  
S1/2NE1/4  
E1/2SW1/4

**TOWNSHIP 29 SOUTH, RANGE 11 WEST, WILLAMETTE MERIDIAN:**

**Section 30:** NE1/4SE1/4

**TOWNSHIP 30 SOUTH, RANGE 10 WEST, WILLAMETTE MERIDIAN:**

**Section 1:** Government Lots 1, 2, 3 and 4  
S1/2NW1/4  
N1/2SW1/4  
NW1/4SE1/4

**Section 3:** W1/2SW1/4

**Section 4:** ALL

**Section 5:** Government Lots 1, 2 and 3  
SE1/4NW1/4

**Section 6:** Government Lots 6 and 7

**Section 8:** ALL

**Section 9:** E1/2  
NE1/4NW1/4

**Section 10:** W1/2 except State Hwy 42 and that portion of the E1/2 lying westerly of the relocated Coos Bay-Roseburg State Highway No. 42

**Section 13:** S1/2N1/2 and S1/2 lying southerly of the relocated Coos-Bay-Roseburg State Highway No. 42

**Section 14:** S1/2NW1/4 lying south of the relocated Coos Bay-Roseburg State Highway No. 42  
SW1/4

**BONE MOUNTAIN LOGGING ROAD**

A strip of land 100 feet in width, being 50 feet on each side of the following described center line: Beginning at a point on the south boundary of the State Highway which lies 1165 feet North and 120 feet East, more or less, from the quarter section corner of Sections 14 and 15; thence as follows: South 49° 30' East 115.0 feet; South 61° 46' East 117.0 feet; South 68° 06' East 155.0 feet; thence by a 50° curve to the right a distance of 288.0 feet; thence South 75° 54' West 71.0 feet; thence by a 20° curve to the left a distance of 208.8 feet; thence South 75° 54' West 71.0 feet; thence by a 20° curve to the left a distance of 208.8 feet; thence South 34° 09' West 254.0 feet; thence by a 30° curve to the right a distance of 176.7 feet; thence South 87° 09' West 93.0

First American Title Insurance Company NCS-979837-OR1

**RECORDING COVER SHEET**

**(Per ORS 205.234 or ORS 205.244)**

This cover sheet has been prepared by the person presenting the attached instrument for recording. Any errors in this cover sheet do not effect the Transaction(s) contained in the instrument itself

Coos County, Oregon **2021-00478**  
**\$191.00 Pgs=22 01/14/2021 08:40 AM**  
 eRecorded by: FIRST AMERICAN TITLE INSURANCE COMPANY - NCS PORTLAND  
 Debbie Heller, CCC, Coos County Clerk

**After recording return to:**

**Vivek K. Chavan**  
**DLA Piper LLP (US)**  
**555 Mission Street, Suite 2400**  
**San Francisco, CA 94105**

**1) Title(s) of Transaction(s) ORS 205.234(a)**

Special Warranty Deed

**2) Direct Party/Grantor(s) and address ORS 205.125(1)(b) and ORS 205.160**

Pacific West Timber Company (Oregon) LLC, a Delaware limited liability company

**3) Indirect Party/Grantee(s) and address ORS 205.125(1)(a) and ORS 205.160**

Fairview Timber, LLC, a Delaware limited liability company

**3a) Trustee and address, if any**

N/A

**4) True and Actual Consideration ORS 93.030**

\$10.00

**5) Send Tax Statements to:**

Pacific West Timber Company (Oregon) LLC  
c/o Campbell Global, LLC  
1300 SW 5<sup>th</sup> Avenue, Suite 3200  
Portland, OR 97201

**: If this box is checked, then below applies:**

**If this instrument is being Re-Recorded, complete the following statement, in accordance with ORS 205.244: "Rerecorded at the request of Grantor and Grantee to correct the legal description for Parcel 36 in Deed previously recorded on December 30, 2020 as Fee Number 2020-13061, records of Coos County, OR."**

**(Corrected Legal description for Parcel 36 is attached to the original recorded Deed.)**

**FAIRVIEW  
OWNERSHIP**

NCS 1020533

**After Recording, Return to:**  
Vivek K. Chavan  
DLA Piper LLP (US)  
555 Mission Street, Suite 2400  
San Francisco, CA 94105

Coos County, Oregon      **2020-13061**  
**\$181.00   Pgs=20   12/30/2020 09:03 AM**  
eRecorded by: FIRST AMERICAN TITLE INSURANCE  
COMPANY - NCS ATLANTA  
Debbie Heller, CCC, Coos County Clerk

**Tax statements shall be sent to:**  
**PACIFIC WEST TIMBER COMPANY**  
**(OREGON) LLC**  
c/o Campbell Global, LLC  
1300 SW 5th Avenue, Suite 3200  
Portland, Oregon 97201

**SPECIAL WARRANTY DEED**

**PACIFIC WEST TIMBER COMPANY (OREGON) LLC**, a Delaware limited liability company, whose address is c/o Campbell Global, LLC, 1300 SW 5th Avenue, Suite 3200, Portland, Oregon 97201 ("Grantor"), does hereby, convey and specially warrant to **FAIRVIEW TIMBER, LLC**, a Delaware limited liability company, whose address is c/o Campbell Global, LLC, 1300 SW 5th Avenue, Suite 3200, Portland, Oregon 97201 ("Grantee"), the real property located in Coos County, Oregon, legally described on Exhibit A attached hereto, less and except the property described on Exhibit B and Exhibit C attached hereto, and incorporated herein by this reference as though fully set forth (the "Property"), free of encumbrances created or suffered by the Grantor except as specifically set forth herein. The true consideration for this conveyance is Ten and No/100 Dollars (\$10.00).

The Property is hereby conveyed "as is" by the tract and not by the acre, the acreage not being guaranteed by Grantor, and is also conveyed subject to current and subsequent real estate taxes, the rights of any tenants or lessees, any persons in possession, all outstanding mineral rights or reservations, oil, gas or mineral leases, water districts, water rights, restrictions or reservations, roadways, rights of way, easements, any contracts purporting to limit or regulate the use, occupancy or enjoyment of the Property, and all matters affecting title to the Property, which, as of the date of this Deed, are disclosed by the public records, or which would be disclosed by a thorough physical inspection or an accurate survey of the Property.

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

FARVIEW  
OVERSEER

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.

DATED this 17th day of December, 2020 and made EFFECTIVE as of the 31st day of December, 2020.

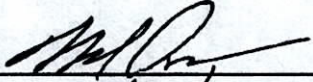
[SIGNATURE AND NOTARY ACKNOWLEDGEMENT APPEAR ON THE FOLLOWING PAGE]

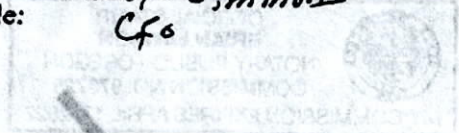
Unofficial Copy

GRANTOR:

PACIFIC WEST TIMBER COMPANY  
(OREGON) LLC, a Delaware limited liability  
company

By: CAMPBELL GLOBAL, LLC,  
a Delaware limited liability company  
Its Manager

By:   
Name: Mark S. Simons  
Title: Cfo



Unofficial  
Copy



STATE OF OREGON )  
 ) ss.  
County of Multnomah )

This instrument was acknowledged before me this 22nd day of December, 2020, by Mark A. Simmons, Chief Financial Officer of Campbell Global, LLC, the Manager of Pacific West Timber Company (Oregon) LLC, a Delaware limited liability company, on behalf of the company.



NOTARY PUBLIC FOR OREGON  
My Commission Expires: APRIL 17, 2022



Unofficial Copy

**EXHIBIT A TO SPECIAL WARRANTY DEED**

**Legal Description of Property**

**Real property in the County of Coos, State of Oregon, described as follows:**

**[See Attached]**

Unofficial Copy

Section 09 NE1/4, E1/2 NW1/4, 229.6 acres.

Parcel 48: State of Oregon, County of Coos, Ownership ID 8912, Township 28S, Range 14W, Section 02 Gov't Lots 1, 2, 3 and SW1/4 NE1/4, 128.2 acres.

Parcel 49: State of Oregon, County of Coos, Ownership ID 9141, Township 29S, Range 10W, Section 26 Frac. S1/2, 322.3 acres.

Parcel 50: State of Oregon, County of Coos, Ownership ID 9128, Township 29S, Range 10W, Section 27 SE1/4 NE1/4, N1/2SE1/4 and SW1/4 SE1/4, 162 acres.

Parcel 51: State of Oregon, County of Coos, Ownership ID 9129, Township 29S, Range 10W, Section 32 Frac NE1/4 NE1/4, 40.2 acres.

Parcel 52: State of Oregon, County of Coos, Ownership ID 8839, Township 29S, Range 10W, Section 34 E1/2, NE1/4 NW1/4 and S1/2 NW1/4, that portion of the SW1/4 lying northerly and easterly of the relocated Coos Bay-Roseburg State Highway No. 42, 540.1 acres.

Parcel 53: State of Oregon, County of Coos, Ownership ID 9011, Township 29S, Range 10W, Section 35, Gov't Lot 3, S1/2 NW1/4 and NW1/4 SW1/4, 163.5 acres.

Parcel 54: State of Oregon, County of Coos, Ownership ID 9015, Township 30S, Range 10W, Section 01 SW1/4 SE1/4, 39 acres.

Parcel 55: State of Oregon, County of Coos, Ownership ID 9081, Township 30S, Range 10W, Section 03 Gov't Lot 3, lying East of the relocated Coos Bay-Roseburg State Highway No. 42, 28.4 acres.

Parcel 56: State of Oregon, County of Coos, Ownership ID 8901, Township 30S, Range 10W, Section 10 E1/2 lying East of the relocated Coos Bay-Roseburg State Highway No. 42, 273.5 acres.

Portion of Parcel 54: State of Oregon, County of Coos, Ownership ID 8926, Township 30S, Range 10W, Section 11 E1/2, E1/2 W1/2, NW1/4 SW1/4 and SW1/4 NW1/4, 556.1 acres.

Portion of Parcel 54: State of Oregon, County of Coos, Ownership ID 9228, Township 30S, Range 10W, Section 12 ALL, 639.5 acres.

Parcel 57: State of Oregon, County of Coos, Ownership ID 9264, Township 30S, Range 10W, Section 13, S1/2 N1/2 lying North of the relocated Coos-Bay-Roseburg State Highway No. 42, 39 acres.

Parcel 58: State of Oregon, County of Coos, Ownership ID 9017, Township 30S, Range 10W, Section 14; N 1/2 LYING NORTH OF THE RELOCATED COOS BAY-ROSEBURG STATE HIGHWAY NO. 42.

Parcel 59: State of Oregon, County of Coos, Ownership ID 9075, Township 30S, Range 10W, Section 15 NE1/4 lying North and East of the relocated Coos Bay-Roseburg State Highway No. 42, 60.6 acres.

Parcel 60: State of Oregon, County of Coos,

An Easement including the terms and provisions thereof, as set forth in the following recorded documents:

(a) Easement Exchange between Rex Timber, Inc., an Oregon Corporation and Menasha Corporation, a Wisconsin Corporation, as disclosed by instrument recorded May 26, 1983 as microfilm no. 83-2-3429, Records of Coos County, Oregon. (Affects Parcel 1)