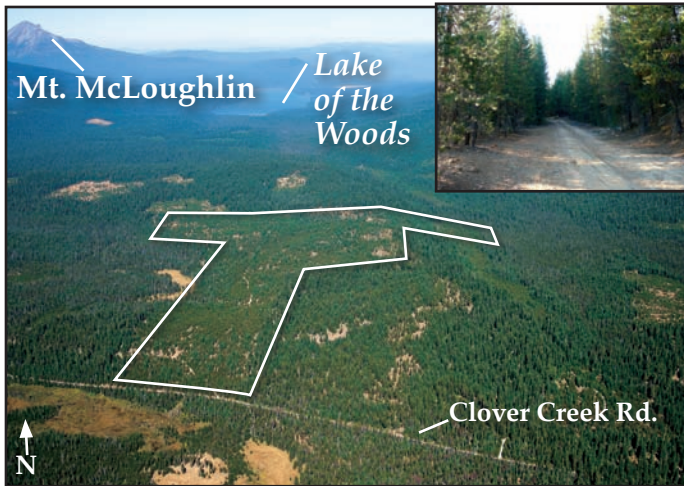


122

Desolation Timber and Recreation Tract, near Lake of the Woods Klamath County, Oregon



LOCATION: Township 38 South, Range 5 East, Section 2, Tax Lot 200. From Klamath Falls, take Highway 66 west 7.5± miles to Clover Creek Road. Turn right, go 19± miles to FSR-940 and the property is at Mile Post 3.

PUBLISHED RESERVE: \$115,000

LAST ASKING: First Time Offered

SIZE: 327± Acres

ELEVATION: 5,000± to 5,350± Feet

ZONING: F - Forest

PROPERTY INSPECTION: At Any Time

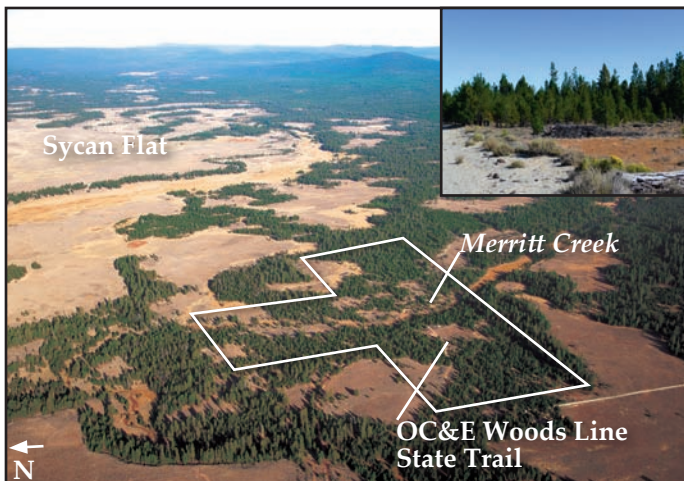
FINANCING: None – All Cash

DESCRIPTION: This 327± acre timber and recreation tract is located in the southern Cascade Range, 26± miles west of Klamath Falls and 2.5± miles west of the Mountain Lakes Wilderness Trailhead. Lake of the Woods, a year-round resort, is three miles north of the property. The tract is well-stocked with 25± year old pine plantations and some residual timber, and provides a long-term forest investment. The topography is mostly moderate west-facing slopes. There is a small meadow in the western section that could be developed as a camp or cabin. Clover Creek Road is along the southern boundary and provides year-round access to the property, accommodating four-season recreation uses. This portion of Fremont-Winema Forest is popular for snowmobiling and cross country skiing. The tract is located within the Keno Wildlife Management Unit and a new owner can obtain a landowner preference tag. (Please see Supplemental Information Package for details.)

SEALED BIDS DUE NO LATER THAN 5:00 P.M., NOVEMBER 14, 2012

123

Dick's Well Recreation Tract, near Sycan Marsh Preserve Klamath County, Oregon



LOCATION: Township 33 South, Range 14 East, Section 19, Tax Lot 600. From Highway 140, take Ivory Pine Road north 12.7± miles to junction with FSR 27. Continue on FSR 30 for 17± miles and turn left on FSR 015. Take first right and go 3.5± miles to a brass cap survey marker on left and the southwest corner of the property.

PUBLISHED RESERVE: \$52,500

LAST ASKING: First Time Offered

SIZE: 161± Acres

ELEVATION: 5,150± to 5,200± Feet

ZONING: F - Forest

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 161± acre recreation tract is located near the southeast portion of the Sycan Marsh Preserve, an important verdant wetland in the upper reaches of the Klamath Basin, home to thousands of nesting and migrating birds, and managed by The Nature Conservancy. The "t"- shape tract is located 24± miles north of Bly, with logging road access to the southwest corner, and is bisected by the old Weyerhaeuser Railroad R.O.W. that is now being used as an OC&E Woods Line State Trail, a 105-mile trail system for hiking, cycling and horseback riding. A creek that is tributary to Merritt Creek bisects the property; there is a meadow and there are several good locations for a camp. There are some residual pine trees on the tract and the topography is gentle. There is a private ranch to the west that adjoins Fremont-Winema USFS lands. The tract is located within Interstate Wildlife Management Unit and a new owner can obtain a landowner preference tag. (Please see Supplemental Information Package for details.)

SEALED BIDS DUE NO LATER THAN 5:00 P.M., NOVEMBER 14, 2012