



Oregon

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MEMO

To: Doug Decker, State Forester

From: Mike Totey, West Oregon District Forester

CC: Andy White, Northwest Oregon Area Director
Mike Bordelon, State Forests Division Chief
Liz Dent, State Forests Deputy Division Chief

Date: April 9, 2013

Re: Approval of the West Oregon District Land Acquisition and Exchange Plan

Attached for your review and approval is an update to the West Oregon District Land Acquisition and Exchange Plan. This update is intended to guide the District exchange/acquisition efforts over the next several years. This plan is required by the State Forest Land Acquisitions and Exchanges administrative rules under OAR 629-033-0015.

This plan was originally created and approved by the Board of Forestry on November 21, 2007 as required in OAR 629-033-0015. Recent changes across the landscape, including completed exchanges, land sales, and new exchange partners have necessitated an update to the plan. The 2007 plan had 43 parcels identified for exchange and 42 parcels identified to acquire, while the 2012 update has 30 parcels identified for exchange and 36 parcels identified to acquire, with 15 of the 66 total parcels as new to the plan.

Since there are Common School Forest Land parcels included in the plan, it was also reviewed by Department of State Lands (DSL) and is in alignment with DSL's Real Estate Asset Management Plan (REAMP).

Division staff and District staff have coordinated multiple reviews during the update of this plan. The reviews and subsequent revisions were completed by: Mike Totey, Ted Erdmann, Chris Humcke, Patty Cate, and Ed DeBlander.

This plan update was reviewed by the Board at its meeting on March 6, 2013. There were no changes recommended by the Board.

APPROVED:

Doug Decker, State Forester

4-15-13

Date

Oregon Department of Forestry West Oregon District

Land Acquisition and Exchange Plan



September 2012 Update

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West Oregon District
 Land Acquisition and Exchange Plan
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REFERENCES:

State Forests Division Land Acquisition and Exchange Operational Policy, Procedures, and Guidance
 ORS 526.016(4)
 ORS 530.010(1); ORS 530.040
 OAR 629-033-0000 – 629-033-0055
 OAR 629-035-0000 – 629-035-0110
 Northwest Oregon State Forests Management Plan, 2-57, 4-97, D-24-26
 Oregon Department of State Lands Real Estate Asset Management Plan, February 2012.
 Common School Forest Land Management Agreement, June 2005
 OAR 141-073: Oregon Department of State Lands Rules for the Release, Sale or Exchange of Mineral Rights
 OAR 141-067: Oregon Department of State Lands Rules for the Sale, Exchange and Purchaser of Land

FOREWORD

Following is the revised Oregon Department of Forestry West Oregon District Land Acquisition and Exchange Plan. This plan was originally drafted during 2007 and approved on November 21, 2007. Recent changes across the landscape, including completed exchanges, land sales, and new exchange partners have necessitated an update to the plan.

This plan is a vision and pathway of how state forestland ownership within the West Oregon District should look in the future. The plan identifies possible opportunities for exchanging out of or acquiring parcels that would help to consolidate state forestland on the West Oregon District. District personnel have met periodically with representatives of adjacent industrial forestland owners for assistance in developing this plan and have also coordinated the preparation of this plan with the Department of State Lands (DSL).

The West Oregon District manages approximately 36,700 acres of forestland in Lincoln, Polk and Benton Counties. While much of this land is consolidated, thousands of acres are scattered and isolated. The consolidation of state ownership within the West Oregon District will greatly improve the efficiency of the management of these lands, and more importantly, increase the total contribution these lands can make to the people of the State of Oregon.

The plan also addresses land disposal and acquisition strategies for Common School Forest (CSF) lands owned by the State Land Board (SLB) and managed under contract by the Oregon Department of Forestry (ODF). These strategies are consistent with DSL's Real Estate Asset Management Plan (REAMP) and rules. DSL and the West Oregon District will coordinate implementation of the plan as it relates to the management of CSF parcels.

This plan is a work in progress. It will be necessary to continue to revise the plan as exchanges are completed or the status or condition of ODF land or surrounding ownership changes. Successful land exchange programs take time and careful analysis by all parties involved.

Individual land exchanges may or may not have a net positive effect on any particular forest resource. However, overall implementation of the plan would take important steps toward achieving Greatest Permanent Value for the BOF lands on the West Oregon District.

West Oregon District

LAND ACQUISITION AND EXCHANGE PLAN

OVERVIEW

SITUATION

The West Oregon District is comprised of approximately 36,700 acres of land located in Lincoln, Polk and Benton counties. The majority of these lands were acquired from the counties as the result of tax foreclosures (Board of Forestry lands) and from land transferred to the state as a result of the Oregon Admission Act when Oregon gained statehood (Common School Forest Lands). The CSF lands are managed by the ODF under an agreement with the SLB and DSL. While some of these lands are in a consolidated ownership pattern, many are in isolated tracts. These tracts can be difficult and expensive to manage in order to achieve Greatest Permanent Value for the Board of Forestry lands.

CSF lands are managed in accordance with DSL's Real Estate Asset Management Plan (REAMP). It should be noted that in some cases DSL may determine that sale of a CSF parcel is in the best interest of the Common School Fund. In those instances, DSL will require de-certification of the parcel from ODF management. The SLB must approve all de-certifications as well as the disposal (sale or exchange) of any CSF parcels. Close coordination between ODF and DSL is required throughout the implementation of this plan to assure that all legal and policy requirements are met.

PURPOSE

The purpose of this acquisition and exchange plan is to identify parcels of property that could either be exchanged or acquired to improve management effectiveness for ODF and adjacent landowners or to meet the requirements of DSL's REAMP for CSF lands. Exchanging isolated parcels of land would improve recreational opportunities for the public, reduce surveying workloads, minimize operational conflicts, create more natural and environmental operational boundaries, eliminate unnecessary roads, and provide other benefits that improve the efficiency of land management. In addition, the disposal or acquisition of CSF parcels will benefit the economic return to the Common School Fund.

OBJECTIVE

The objective of the West Oregon District is a land acquisition and exchange program that results in a consolidated, more efficiently managed land base while meeting the particular requirements of both Board of Forestry (BOF) lands and CSF lands. The following are the general objectives: 1) Exchange or acquire lands to improve management efficiency for ODF and our exchange partners by minimizing conflicts caused by scattered forestland ownerships; 2) Exchange or acquire lands to increase the amount of land available for public use; 3) Exchange or acquire BOF lands to increase Greatest Permanent Value; 4) Meet the requirements of DSL's REAMP; 5) Work cooperatively with DSL's Asset Management Section to implement the land acquisition and exchange program consistent with the REAMP and DSL land sale and exchange rules.

FORESTRY PROGRAM FOR OREGON LINK

This acquisition and exchange plan promotes the Forestry Program for Oregon in that its objectives include maintaining the State forestland base, consolidating forestland ownership, and encouraging long-range investments in forestland productivity.

AUTHORITY & GUIDANCE

Statute and Administrative rule provide authority and direction concerning the exchange and acquisition of land into the state forest ownership; they are paraphrased here.

The Common School Forest Land Management Agreement: Oregon State Land Board, Oregon Department of Forestry and Oregon Department of State Lands (June 2005) identifies ODF's responsibilities to plan and carry out a land acquisition, disposal and exchange program in accordance with the Real Estate Asset Management Plan or the Land Board's policies. The agreement also identifies DSL's role to: review land exchanges and acquisitions, including examinations for mineral and non-forest income production potential and make recommendations to the Land Board for approval/denial.

ORS 526.016(4) Describes duties of the Board that include the responsibility to develop rules to perform necessary functions.

ORS 530.010(1) Authorizes the Board of Forestry to acquire...or exchange land for forest purposes.

ORS 530.040 Declares it to be desirable that...land shall be consolidated wherever possible through exchange of lands...and recognizes that management of state forests will be more economically feasible through such consolidation. Also describes how exchanges shall take place.

OAR 629-033-0000 through 629-033-0055. Provides procedural guidance through Administrative Rule on a process for acquisitions and exchanges of state forestlands.

ORS 530.050 Greatest Permanent Value means healthy, productive, and sustainable forest ecosystems that over time and across the landscape provide a full range of social, economic and environmental benefits to the people of Oregon, as defined in OAR 629-035-0020. Paragraph (11) of this statute states “Do all things and make all rules, not inconsistent with law, necessary or convenient for the management, protection, utilization and conservation of the lands.” This is a good summary statement of this law. In the case of this acquisition and exchange plan, it exceeds the “necessary and convenient” standard and actually enhances all forest values for the State of Oregon.

The Northwest Oregon State Forests Management Plan. This plan provides several references to land exchange.

2-56. ...The purpose of acquiring and exchanging land is to increase the amount of state forestland and/or to block up state forest ownership (consolidate state forestlands in contiguous blocks, instead of in scattered parcels). The consolidation of state forestlands will increase management efficiencies and long-term economic values, and enhance stewardship practices and other forest resource values...

4-97 (3)The Department of Forestry will actively pursue beneficial land acquisition and exchange opportunities as a means to increase management efficiency and economic values, and to enhance forest stewardship and other forest resource values...

The reasons for acquiring or exchanging parcels in the West Oregon District align with the guidance in the Northwest Oregon State Forests Management Plan.

OTHER REFERENCES

- State Forests Division Land Acquisition and Exchange Operational Policy, Procedures, and Guidance
- Management of State Forest Lands OAR 629-035-0000 - 629-035-0110
- West Oregon District Implementation Plan (2012)
- Department of State Lands Real Estate Asset Management Plan (REAMP), February 2012.
- Department of State Lands Rules for the Release, Sale or Exchange of Mineral Rights held by State Agencies other than the Department of State Lands (OAR 141-073).
- Department of State Lands Rules for the Sale, Exchange and Purchase of Land (OAR 141-067).

RATIONALE FOR LAND EXCHANGES

The West Oregon District believes that land exchanges can be beneficial for several reasons listed below.

1. Improve public use opportunities of state forestland. Most of the industrial owned forestland in the Coast Range is located behind locked gates. Locked gates have become numerous in recent years as landowners try to reduce illegal woodcutting, garbage dumping and other acts of vandalism. Many of the isolated state forestland parcels are intermingled with industrial forestland and can only be accessed through locked gates. While ODF generally has easements that allow commercial activity behind these gates, public access is restricted. Exchanging out of isolated parcels and acquiring property next to larger blocks of ODF ownership increases the amount of land available for public recreation.
2. Increase efficiency of land management. Managing scattered lands can be inefficient. Mixed ownerships can cause additional property line surveying, road easements, road maintenance conflicts, inadvertent trespass, unintentional damage, and activities considered a nuisance to neighbors.

Surveying: It is important to survey property lines prior to conducting management activity, especially timber harvests. Even after the original survey, the property lines need to be re-established or “refreshed” to prevent timber trespass. By exchanging isolated parcels with one another, landowners can reduce the cost of surveying.

Road Easements and Maintenance: Landowners must acquire legal access, usually in the form of road easements, to pass through other ownership. These easements may have insurance, payment and maintenance requirements. All require time and money to acquire and monitor. Sometimes roads in mixed ownership may be used by two or three different owners causing conflicts of use or maintenance and the potential for one landowner to inadvertently block the access of another.

Inadvertent Trespass/Unintentional Damage: Logging contractors may need to establish “tailholds” across a canyon in order to harvest an area. In areas of mixed ownership this may mean that the logger must seek permission to use another’s property and risk incidental damage to that party’s property in order to harvest their own timber.

Nuisance Activities: Timber harvesting, slash disposal, and pesticide use as well as many other commercial activities represent opportunities for neighbor conflict. Resolution and accommodation can require considerable time and cost.

In most cases landowners work well together and will facilitate each others' activities, but problems do occur and the potential for conflicts to develop is high. Consolidating ownerships greatly reduces these conflicts and decreases the effort needed to monitor one another's activities.

3. Reduce adverse environmental impacts. The Coast Range is relatively steep, heavily dissected topography. To effectively manage forestland in this region with minimal environmental impacts, it is ideal to plan management to fit the natural "lay of the land". Planning roads on stable areas and fitting harvest areas to natural breaks in topography along ridges, streams or other features minimizes the amount of road that needs to be built and maintained, and reduces the amount of edge exposed to wind throw and other losses.

When lands are managed in mixed ownership, it is often not possible to plan activities around the topography. Instead, activities must be planned around existing roads and property lines. Property lines are linear and do not follow natural breaks in topography. Extra roads must be built, sometimes in areas that pose greater environmental risk, especially to streams.

4. Common School Forest Land parcels. The management status of these lands and the respective roles of ODF and DSL have been discussed earlier. About 19% of the lands within the West Oregon District are CSF lands. The Real Estate Asset Management Plan (REAMP) classifies forestland as either certified (managed by ODF) and de-certified (managed by DSL). Generally, the REAMP calls for the retention of "higher-performing" forestland parcels within the Northwest Oregon area that includes the West Oregon District.

And, according to the REAMP, other scattered forestland parcels may be evaluated on a case-by-case basis (as is being done in this Land Exchange and Acquisition Plan). The evaluation criteria for retention, acquisition, and disposal are in the REAMP on page 20, items 6 through 12.

A preliminary analysis of the CSF lands identified in this plan indicates they appear to meet the REAMP disposal criteria. More site-specific analysis will be needed in order to comply with the State Land Board's land sale and exchange rules and in some cases, the de-certification process. As DSL is interested in blocking up its forestlands, land exchanges offer the most expedient path to meeting this REAMP strategy. Finally, CSF lands identified for disposal in the plan may also be sold in

order to create land re-investment opportunities. As stated before, land sales require de-certification and final approval by the SLB.

DISTRICT ACQUISITION AND EXCHANGE PROCEDURE

District personnel have had ongoing conversations with representatives of adjacent industrial forestland owners and identified high priority land parcels for exchange. Land exchanges with interested trading partners in Benton, Lincoln, and Polk counties would proceed as soon as possible assuming adequate funding is available. Ongoing consultation with adjacent forestland owners will be continued in an effort to identify additional exchange opportunities.

District staff will work closely with DSL's Asset Management Section staff to implement the land acquisition and exchange program consistent with the REAMP and DSL land sale and exchange rules (e.g. the development of pre-exchange agreements with exchange partners).

PARCEL LIST/Individual Parcel Description

The parcels, listed in the following tables and text, are identified with a map number. This number is referenced in the table and the text. As a reviewer you may notice that it appears as though some parcels are being recommended for acquisition and exchange. Actually, in these cases the ownership situation is such that it is easy to see that consolidation should take place, but it is not readily apparent which landowner should consolidate ownership in that particular area. Usually, however, it is fairly obvious that one or another landowner is the predominant owner in an area and should continue to acquire land in that area and exchange out of more isolated parcels.

Parcels identified in the list(s) that are new with this revision are identified with an asterisk (*).

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BENTON COUNTY – Acquire

Map #	Unit Name	Acres	Description	Owner
1	South West Bonner	158	SW¼, Sec. 8, T10S, R07W	Hull-Oakes Lumber Co.
2	Mary’s River Road	96	W½NW¼ & Por. SW¼, Sec. 17 & E½NE¼ Sec. 18, T10S, R7W	Hull-Oakes Lumber Co.
3	Yaquina Falls	156	SW¼NE¼, W½SE¼, SE¼SW¼, Sec. 18, T10S, R07W	BLM
4	West Fork Mary’s River Road	118	W½NW¼, Sec. 28 & SE¼NE¼, Sec. 29, T10S, R07W	Starker Forests
5	*Hoskins Road	420	N½, Sec. 25, T10S, R07W & NW¼, Sec. 30, T10S, R06W	Thompson-Gates
6	*West Shroyer	171	Por. NE¼, Sec. 20, & Por. SW¼NW¼, Sec. 21, T11S, R07W	Thompson-Gates
7	Lasky	118	N½SE¼, SE¼SE¼, Sec. 32, T11S, R07W	Starker Forests
8	East Lasky	163	SW¼, Sec. 33, T11S, R07W	Thompson-Gates

1. South West Bonner

This 158-acre parcel is owned by Hull-Oakes Lumber Co. It supports both young Douglas-fir plantations and older stands of mixed Douglas-fir and red alder. Property to the north, west, east and a portion of the south is managed by ODF. Acquiring this land would provide better access to ODF land to the south over an existing road for which we currently do not have an easement. A portion of the upper reaches of the Mary’s River, a Type F stream, flows through the west part of the property. Acquiring this parcel would eliminate a mid-slope property boundary on the eastside that makes forest management more difficult.

2. Mary’s River Road

This 96-acre parcel is owned by Hull-Oakes Lumber Co. It supports a young Douglas-fir/red alder plantation. Property to the east and west is owned by ODF. Acquiring this land would provide better access to ODF land to the east over an existing road for which we currently do not have an easement. A portion of the upper reaches of the Mary’s River, a Type F stream, flows through the west part of the property. Acquiring this parcel would eliminate a mid-slope property boundary on the eastside that makes forest management more difficult.

3. Yaquina Falls

This 156-acre parcel is owned by the U.S. Bureau of Land Management (BLM). This property supports older, natural stands of Douglas-fir mixed with red alder and bigleaf maple. A main stream of the upper reaches of the Yaquina River runs north to south

through it. There are three waterfalls in this stretch of the river. ODF land is located to the north, south, and west of BLM land. All access to this parcel is through ODF land. This parcel appears to contain a complex stand type that would add to the diversity of ODF land in the immediate area. It is recognized that exchanges with federal lands would likely require more resources and a longer planning horizon.

4. West Fork Mary's River Road

This 118-acre parcel is owned by Starker Forests, Inc, and contains plantations that range in age from 5 to 40 years old. ODF land is located to the east of this property. All access to this parcel is through ODF land. Acquisition of the land would eliminate the need to provide Starker Forests, Inc. with a road easement. It would also eliminate mid-slope property boundaries that make forest management more difficult.

5. Hoskins Road

This 420-acre property is owned by Thompson-Gates et al. It supports both young Douglas-fir plantations and stands of mixed conifer that vary in age. It lies between two parcels of ODF land. Acquisition of this parcel would eliminate mid-slope property boundaries that make forest management more difficult.

6. West Shroyer

This 171-acre property is owned by Thompson-Gates et al. It supports mostly young Douglas-fir plantations. It is bordered on the east side by ODF land. Acquisition of this land would block-up ODF land together and eliminate the existing artificial operational boundaries. It would also simplify potential road improvement and maintenance conflicts that may arise from the current ownership pattern.

7. Lasky

This 118-acre property is owned by Starker Forests, Inc. It supports both young Douglas-fir plantations and older stands of mixed Douglas-fir and red alder. It is bordered on the north, south, and west sides by ODF managed land. Acquisition of this parcel would eliminate mid-slope property boundaries that make forest management more difficult.

8. East Lasky

This 163-acre property is owned by Thompson-Gates et al. The parcel contains some small plantations of Douglas-fir but most of it supports older, natural stands of Douglas-fir and hardwoods. Acquisition of this parcel would be beneficial if #7 above is also acquired.

BENTON COUNTY - Exchange

Map #	Unit Name	Acres	Description	Type	Land Base	Exchange Partner
1	Wildwood	40	S¼NE¼, Sec. 10, T10S, R07W	BOF	Silv. Capable	Starker Forests
2	Lucki-Mary	277	NE¼, SE¼NW¼, E½SW¼, Sec. 24, T10S, R07W	BOF	Silv. Capable	Starker Forests or Weyerhaeuser or Thompson-Gates
3	*Bonner Creek	734	S½, Sec. 25 & N½, Sec 36, T10S, R07W, & Por. SW¼, Sec 30, T10S, R06W	BOF	Silv. Capable	Starker Forests or Thomson-Gates
4	Spilde Creek	159	SW¼NW¼, Sec. 29, SE¼NE¼, E½SE¼, Sec. 30, T10S, R07W	BOF	Silv. Capable	Hull-Oaks
5	All-a-Board	108	Por. SE¼, Sec. 31, T10S, R07W	BOF	Silv. Capable	Starker Forests
6	Shroyer	608	S½N½ & SE¼ Sec. 16; NE¼, N½NW¼ & SE¼NW¼ Sec. 21, T11S, R07W	BOF	Silv. Capable	Starker Forests or
7	Bark Creek	164	Por. W½, Sec. 31, T11S, R07W	BOF	Silv. Capable	Starker Forests
8	Mary's Peak	156	NW¼, Sec. 18, T12S, R07W	BOF	Silv. Capable	Thompson-Gates
9	*Dawson	3	SE¼NE¼ (Gov. Lot 2), Sec. 9, T14S, R06W	CSF	Silv. Capable	Hull-Oaks or the Hull Family

1. Wildwood (BOF)

This 40-acre narrow strip of land is surrounded on all sides by private forestland. While it is near a major block of ODF forestland it is isolated from that block. The management of this parcel is pre-determined by awkward property lines instead of the natural lay of the land. This parcel supports a young conifer stand.

The land is being actively managed but would be easier to manage as part of a consolidated ownership and would fit better into the ownership pattern of an adjacent landowner.

The Forest Land Management Classification System for this parcel determined 40 acres of General Stewardship.

2. Lucki-Mary (BOF)

Lucki-Mary is a 277-acre parcel surrounded on all sides by private ownership and is isolated from other ODF ownership. The vegetation is composed of young conifer plantations and natural stands of conifer and hardwood. While it is manageable by itself, it could make a greater contribution from a landscape perspective if it were part of a consolidated piece of ODF ownership. This parcel is behind a locked gate, so potential recreational opportunities are restricted. Further, the need to monitor

easements and road use agreements and the need to refresh or re-survey property lines will continue until this parcel is exchanged.

The Forest Land Management Classification System for this parcel determined 62 acres of Focused Stewardship (43 acres Aquatic & Riparian, 19 acres Visual); 183 acres of General Stewardship, and 44 acres of Special Stewardship (Aquatic & Riparian). Due to overlaps in the FLMCS, the subtotal acreages may not add up to the total acreage.

3. Bonner Creek (BOF)

This 734-acre parcel is surrounded on all sides by private ownership and is isolated from other ODF ownership. The management of this parcel is made more difficult by survey, access and road use issues, which would be eliminated by an exchange.

This parcel supports conifer plantations and a natural Douglas-fir/hardwood stand. This parcel is completely isolated from other ODF ownership and provides very limited recreational opportunities for the public. Exchanging this parcel for one near major existing blocks of ODF ownership would improve operational efficiency and help both landowners manage their lands at the landscape level.

The Forest Land Management Classification System for this parcel determined 127 acres of Focused Stewardship (121 acres Aquatic & Riparian, 1 acre Cultural, and 5 acres Visual), 584 acres of General Stewardship, and 27 acres of Special Stewardship (Aquatic & Riparian). Due to overlaps in the FLMCS, the subtotal acreages may not add up to the total acreage.

4. Spilde Creek (BOF)

This 159-acre isolated parcel of land is behind a locked private gate that restricts public access. The management of this parcel is made more difficult by survey, access and road use issues, which would be eliminated by an exchange.

This parcel supports conifer plantations and a natural Douglas-fir/hardwood stand. This parcel is completely isolated from other ODF ownership and provides very limited recreational opportunities for the public. Exchanging this parcel for one near major existing blocks of ODF ownership would improve operational efficiency and help both landowners manage their lands at the landscape level.

The Forest Land Management Classification System for this parcel determined 139 acres of Focused Stewardship (28 acres Aquatic & Riparian, 111 acres Aquatic Anchor), 48 acres of General Stewardship, and 7 acres of Special Stewardship (Aquatic & Riparian). Due to overlaps in the FLMCS, the subtotal acreages may not add up to the total acreage.

5. All-a-Board (BOF)

This 108-acre parcel is primarily comprised of a new conifer plantation. Because it is isolated, surrounded on all sides by private land and awkwardly sandwiched in a curve of an active railroad line, property line surveys and access issues will continue to plague this parcel. All access to this parcel is through private gates so public recreational use is completely limited. If exchanged into a consolidated ODF ownership these issues would be eliminated.

The Forest Land Management Classification System for this parcel determined 147 acres of Focused Stewardship (24 acres Aquatic & Riparian, 108 acres Aquatic Anchor, 15 acres Easement) and 27 acres of Special Stewardship (14 acres Aquatic & Riparian, 13 acres Easement). Due to overlaps in the FLMCS, the subtotal acreages may not add up to the total acreage.

6. Shroyer (BOF)

Shroyer is a 608-acre isolated parcel with a mixture of conifer plantations and natural stands of conifer and hardwood.

Although this parcel is reasonably manageable, access is limited by locked gates that partially limit public access and recreation. An exchange would reduce the need to re-survey property lines, consider road use and easement issues. It would also enhance the landscape level effect of managing larger blocks of land.

The Forest Land Management Classification System for this parcel determined 399 acres of Focused Stewardship (137 Aquatic & Riparian, 1 acre domestic water, 140 acres Visual, 53 acres Easements, 14 acres transmission line), 253 acres of General Stewardship, and 72 acres of Special Stewardship (40 acres Aquatic & Riparian and 32 acres Easements). Due to overlaps in the FLMCS, the subtotal acreages may not add up to the total acreage.

7. Bark Creek (BOF)

This 164-acre parcel is currently forested with natural stands of conifer and hardwood. The parcel is operationally isolated from other ODF ownership by a stream, a mid-slope property line, and ridges. Since ODF and Starker Forests, Inc. own significant amounts of land in this area it is logical to do a metes and bounds survey, then exchange the portion between the creek and the mid-slope property line to Starker Forests, Inc. All access to this parcel is through Starker Forests, Inc. property.

The Forest Land Management Classification System for this parcel determined 28 acres of Focused Stewardship (Aquatic & Riparian), 106 acres of General Stewardship, and 29 acres of Special Stewardship (Aquatic & Riparian). Due to overlaps in the FLMCS, the subtotal acreages may not add up to the total acreage.

8. Mary's Peak (BOF)

The 156-acre Mary's Peak parcel is isolated from other ODF property. Because it is behind a locked gate, recreational access is limited. While this piece can be managed by itself, it would contribute more to the state if it was part of a consolidated ownership. ODF has harvested much of the mature timber on this piece so most of the acreage is in conifer plantations of varying ages.

Because of the inherent difficulties of managing isolated parcels it makes sense to exchange this parcel. Currently ODF must manage around awkward property lines and a lengthy private road system, maintain road use and easement agreements, resurvey property lines and otherwise deal with the difficulties of managing this isolated parcel.

The Forest Land Management Classification System for this parcel determined 184 acres of Focused Stewardship (28 acres Aquatic & Riparian, 156 acres Wildlife Habitat) and 12 acres of Special Stewardship (Aquatic & Riparian). Due to overlaps in the FLMCS, the subtotal acreages may not add up to the total acreage.

9. Dawson (CSF)

The 3-acre Dawson parcel is isolated from other ODF property in southeast Benton County. Because this piece is so small, it cannot be effectively managed by itself for timber production, it would contribute more to the state if it was part of a consolidated ownership.

Because of the inherent difficulties of managing isolated parcels it makes sense to sell or exchange this parcel. Currently ODF must manage around awkward property lines, maintain road use and easement agreements, resurvey property lines and otherwise deal with the difficulties of managing this isolated parcel.

The Forest Land Management Classification System for this parcel determined 1 acre of Focused Stewardship (Aquatic & Riparian) and 2 acres of Special Stewardship (Aquatic & Riparian). Due to overlaps in the FLMCS, the subtotal acreages may not add up to the total acreage.

This parcel is owned by the SLB and the plan to exchange this parcel has been reviewed with DSL and is compliant with their REAMP. However, if an exchange partner fails to come forward in a reasonable time, this parcel should be evaluated for decertification and sale by DSL.

LINCOLN COUNTY - Acquire

Map #	Unit Name	Acres	Description	Owner
1	East Fork of Bales Creek #1	235	NW¼, NE¼SW¼, N½NW¼NE¼, Sec. 24, T10S, R09W	Starker Forests
2	East Fork of Bales Creek #2	79	E½SE¼, Sec. 24, T10S, R09W	Plum Creek Timberlands
3	*East Fork Cline Creek	79	S½SW¼, Sec. 16, T11S, R08W	Thompson-Gates
4	Roger Johnson	270	W½W½, SE¼NW¼, N½SE¼, Sec. 18, T11S, R08W	Roger Johnson
5	*VanEck	160	NE¼, Sec. 28, T11S, R08W	VanEck Forest Trust
6	*East Long Haul	855	S½NW¼, NW¼SW¼, S½SW¼, Por. SE¼, Sec 28, SE¼, Sec. 32, Por. W½, Sec. 33, T11S, R08W	Thompson-Gates
7	Goat Ridge	533	S½SW¼, Sec 27, N½, N½S½, Sec. 34, T11S R08W	Thompson-Gates
8	Baber Mountain	126	Por. NE¼, NE¼SE¼, Sec. 16, T11S, R09W	Plum Creek Timberlands
9	Bear Creek	320	SW¼, SW¼NW¼, N½NW¼, NW¼NE¼ Sec. 18, T11S, R09W	Hancock Forests
10	Beaver Creek	158	S½SW¼, W½SE¼, Sec. 20, T11S, R09W	Hancock Forests
11	Miller Creek Road	274	NE¼, S½NW¼, NE¼NW¼, Sec. 24, T11S, R09W	Plum Creek Timberlands
12	Upper Deer Creek	317	S½NW¼, N½SW¼ Sec. 26; SE¼ Sec. 27, T11S R09W	Plum Creek Timberlands
13	Lower Deer Creek	308	W½SE¼, N½N½, SE¼NW¼, SW¼NE¼ Sec. 34, T11S R09W	Thompson-Gates
14	South Johnson Creek	247	SW¼, S½SE¼ Sec. 3, T12S, R08W	USFS
15	Lake-Spout	249	NE¼, N½SW¼, Sec. 5, T12S, R08W	USFS
16	Big Elk	62	Por. SW¼NW¼, NW¼SW¼, Sec. 1, T12S, R09W	Thompson-Gates

1. East Fork of Bales Creek #1

This 235-acre parcel is owned by Starker Forests, Inc. It supports an older Douglas-fir plantation. The common property boundary line is not located on natural topographic features and consequently results in less efficient and more costly forest management operations. Acquiring this parcel would increase the operational efficiency of managing ODF land in the area. It would provide for greater public recreational access to existing ODF ownership. It would also eliminate the need for an easement over Starker Forests, Inc. land to access ODF property

2. East Fork of Bales Creek #2

Plum Creek Timberlands currently owns this 79-acre parcel. It is bordered on the north, west and east sides by ODF managed land. An advanced Douglas-fir/western hemlock plantation exists on the acreage. The mid-slope property boundaries on the

east and west sides present very difficult operational challenges. Acquiring this parcel would solve the problem of dealing with mid-slope property line boundaries that make it difficult and more expensive to manage adjacent ODF forestland. It would also simplify road maintenance responsibilities for the common access route. Finally, acquiring this land would eliminate the need to resurvey or refresh property lines over time.

3. East Fork of Cline Creek

Thompson-Gates et al. owns this 79-acre property. It is bordered on the north, east, and south sides by ODF land. It currently supports a Douglas-fir plantation. The mid-slope property boundaries on the north and south sides present very difficult operational challenges. Acquiring this parcel would solve the problem of dealing with mid-slope property line boundaries that make it difficult and more expensive to manage adjacent ODF forestland. The age of the trees on this parcel is similar to the ODF plantations to the north and south. Consequently, these stands could be “blended” into the ODF plantations and managed at the same time and in the same manner.

4. Roger Johnson

This 270-acre parcel owned by Roger Johnson is adjacent to ODF land on the east, west, and south sides. It supports a young Douglas-fir plantation. The mid-slope property boundaries on the east and west sides present very difficult operational challenges. Acquiring this parcel would solve the problem of dealing with mid-slope property line boundaries that make it difficult and more expensive to manage adjacent ODF forestland. It would also resolve the need to provide right-of-way to Roger Johnson for access to his land.

5. VanEck

This 160-acre parcel is owned by VanEck Forest Trust and is bordered on the north, east, and west by ODF managed land. It supports a young Douglas-fir plantation. Acquisition of this land would block-up ODF land together and eliminate the existing artificial operational boundaries. It would also simplify potential road improvement and maintenance conflicts that may arise from the current ownership pattern. It would allow the district to manage land in a larger block.

6. East Long Haul

This 855-acre parcel is owned by Thompson-Gates et al and is bordered on the north, south, and west by ODF land. It supports various ages of hardwood and conifer timber and young Douglas-fir plantations. Acquisition of this land would join an isolated parcel of ODF land together and eliminate the existing artificial operational boundaries. It would also simplify potential road improvement and maintenance conflicts that may arise from the current ownership pattern. It would allow the district to manage land in a larger block.

7. Goat Ridge

This 533-acre parcel is owned by Thompson-Gates et al. and is bordered on the north, east, and south by ODF land. It supports older plantations of Douglas-fir. This entire parcel could be accessed from Goat Ridge Road on ODF land with a minor amount of road construction. Acquisition of this land would join two parcels of ODF land and eliminate the existing artificial operational boundaries.

8. Baber Mountain

This 126-acre parcel belongs to Plum Creek Timberlands. It is bordered on the north, west and east side by ODF/CSF land. It supports young hardwood and conifer timber. Acquisition of this land would join two parcels of ODF land together and eliminate the existing artificial operational boundaries. It would also simplify potential road improvement and maintenance conflicts that may arise from the current ownership pattern. It would allow the district to manage land in a larger block. Acquisition of this parcel would allow the district to obtain additional length of the Mt. Baber ATV trail system.

9. Bear Creek

This 320-acre parcel is managed by Hancock Forests. It is bordered on the north and east sides by ODF land. Most of this parcel currently supports a Douglas-fir/hardwood stand that is about 35 to 40-years-old. The remainder is in a young plantation. Acquiring this parcel would increase the operational efficiency of managing ODF land in the immediate area. It would eliminate the need to resurvey or refresh property lines.

10. Beaver Creek

Hancock Forests manages this 158-acre property. It is bordered on the north and east sides by ODF land and currently supports an older Douglas-fir plantation. Acquiring this land would allow the district to manage land in a larger block which provides greater opportunity for providing interior habitat. The common property boundary lines are not located on natural topographic features and consequently result in less efficient and more costly forest management.

11. Miller Creek Road

This 274-acre property owned by Plum Creek Timberlands is surrounded by ODF managed land. This parcel is located within one of the largest contiguous blocks of ODF ownership in the district. Most of this parcel is in Douglas-fir plantations of varying ages with the remainder in a 30 to 40-year-old stand of hardwood/conifer timber. The common property boundary lines are not located on natural topographic features and consequently result in less efficient and more costly forest management. Acquiring the parcel would also eliminate the need to provide right-of-way to Plum Creek Timberlands for access to their land and clarify road maintenance responsibilities.

12. Upper Deer Creek

Plum Creek Timberlands owns this 317-acre parcel of 40-year-old Douglas-fir plantations. ODF land is located on the north, east, and south sides of this property. The common property boundary lines are not located on natural topographic features and consequently result in less efficient and more costly forest management. Acquisition of this land would eliminate the need to provide Plum Creek Timberlands with easements through ODF in Sections 26 and 27. It would also simplify road maintenance for common access routes.

13. Lower Deer Creek

This 308-acre property is owned by Thompson-Gates et al. ODF land is located to the south and east of this land. A Douglas-fir/red alder plantation is growing on this parcel. The common property boundary lines are not located on natural topographic features and consequently result in less efficient and more costly forest management operations. Acquisition of this land would eliminate the need to grant Thompson-Gates et al. an easement through ODF land in Section 34. It would also simplify road maintenance for the common access route. Acquisition of this property would be beneficial if #12 above is also acquired.

14. South Johnson Creek

This 247-acre parcel is owned by the USFS and is bordered on the north side by ODF land. Mature Douglas-fir timber and plantations are currently growing on the site. The common property boundary line is not located on natural topographic features and consequently results in less efficient and more costly forest management. Acquiring this parcel would eliminate the need to resurvey or refresh property lines and to provide the USFS with a road easement.

15. Lake-Spout

The USFS owns these two properties which total about 249 acres. The parcel in the SW $\frac{1}{4}$ of Section 5 adjoins ODF land on the north and west sides. The other parcel is the NE $\frac{1}{4}$ of the section. The timber on both properties is 60 to 100-year-old Douglas-fir mixed with hardwoods such as big leaf maple and red alder. Acquisition of this land would join two parcels of ODF land and eliminate the existing artificial operational boundaries. Roads necessary to access both properties would begin on ODF land. Acquisition of these properties would eliminate the need to provide road easements to the USFS. It would eliminate the need to survey or refresh a mile and three quarters of property line. Acquiring this land would also add complex stand types to existing ODF ecosystems.

16. Big Elk

Thompson-Gates et al owns 62 acres in two parcels adjacent to ODF land. It is divided by Big Elk Creek and the county road. The 42 acres to the north of the creek is bordered by ODF land on the north, west, and east sides. The 20 acre piece south of the

Big Elk is adjacent to ODF land on the west and south sides. Access to both of these properties is through ODF ownership. The common property boundary lines are not located on natural topographic features and consequently results in less efficient and more costly forest management.

LINCOLN COUNTY – Exchange

Map #	Unit Name	Acres	Description	Type	Land Base	Exchange Partner
1	Logsdan	162	E½SW¼, Por. SE¼, Sec. 34, T09S, R09W	CSF	Silv. Capable	Plum Creek Timberlands or Siletz Tribe
2	Borton	10	S1/2NE¼NE¼, Sec. 9, T10S, R08W	BOF	Silv. Capable	Hancock Forests or other private landowner
3	Norton Hill #1	640	Sec. 19, T10S, R08W	BOF	Silv. Capable	Hancock Forests or Starker Forests or Siletz Tribe
4	Norton Extension	158	S½SE¼, Sec. 11; N½NE¼, Sec. 14, T10S, R09W	CSF	Silv. Capable	Plum Creek Timberlands or Starker Forests
5	Long Prairie	410	NW¼, W½NE¼, Sec. 16; N½NE¼, NE¼NW¼, Sec. 17, T10S, R09W	CSF	Silv. Capable	Hancock Forests or Plum Creek Timberlands
6	Norton Hill #2	151	S½NE¼, W½SE¼, Sec. 24, T10S, R09W	CSF	Silv. Capable	Hancock Forests or Starker Forests or Plum Creek Timberlands or Siletz Tribe
7	Buttermilk	81	E½SE¼, Sec. 8, T11S, R08W	CSF	Silv. Capable	Hancock Forests or Plum Creek Timberlands
8	Kessi	199	W½NE¼, S½NW¼, NE¼NW¼, Sec. 15, T11S, R09W	BOF	Silv. Capable	Hancock Forests or Plum Creek Timberlands
9	W.O.W.	40	NE¼NE¼, Sec 17, T11S, R09W	BOF	Silv. Capable	Hancock Forests
10	*Baber Meadows	158	SE¼, Sec. 18, T11S, R09W	CSF	Silv. Capable	ODF, Hancock Forests, or Plum Creek Timberlands
11	*Baber 240	240	S½NW¼, SW¼SE¼, N½SW¼, SE¼SW¼, Sec 16, T11S, R9W	CSF	Silv. Capable	ODF, Hancock Forests, or Plum Creek Timberlands
12	Beaver 40	38	NW¼NE¼, Sec. 31, T11S, R09W	BOF	Silv. Capable	Plum Creek Timberlands
13	Devil's Well	314	S½NE¼, E½SW¼, SE¼, Sec. 1, T11S, R10W	BOF	Silv. Capable	Hancock Forests or Plum Creek Timberlands or BLM
14	South Devil's Well	40	NW¼SE¼, Sec. 12, T11S, R10W	BOF	Silv. Capable	Plum Creek Timberlands or Hancock Forests or BLM
15	*NW Johnson	158	S½S½, Sec. 34, T11S, R08W	CSF	Silv. Capable	Plum Creek Timberlands or Thompson-Gates
16	*Johnson Creek	332	E½NW¼, N½SE¼, NE¼, Sec. 3, T12S, R08W	BOF	Silv. Capable	Plum Creek Timberlands or Starker Forests or USFS
17	*Spout Mountain	253	NW¼, W½SW¼, Sec. 4, T12S, R08W	CSF	Silv. Capable	USFS or Thompson-Gates
18	Elk Bend	202	S½SW¼, Sec. 1, Por. SE¼, Sec. 2, T12S, R09W	CSF	Silv. Capable	USFS or Hancock Forests or Thompson-Gates
19	Table Mountain	307	W½ Sec. 36, T12S, R10W	CSF	Silv. Capable	BLM or Plum Creek Timberlands or USFS
20	Poole's Slough	153	N½NW¼, SW¼NW¼, NW¼SW¼, Sec. 2, T12S, R11W	CSF	Silv. Capable	VanEck Forest Trust
21	Tracy Creek	163	SW¼, Sec. 8, T12S, R11W	BOF	Silv. Capable	DSL or Hancock Forests

1. Logsdon (CSF)

This 162-acre parcel is completely isolated from other ODF ownership. It was harvested a number of years ago; currently it is well stocked with a conifer plantation and a complex stand of older timber. The land is reasonably accessible (behind a locked private gate) and manageable but the problems normally associated with scattered ownership will continue to plague this parcel. This parcel is encumbered by a Marbled Murrelet Management Area (MMMA). Harvesting boundaries do not follow the natural “lay of the land” and survey lines, also road maintenance issues present problems for ODF and the adjacent landowner. By consolidating this ownership ODF can help to improve the landscape effect that consolidated ownership can provide.

The Forest Land Management Classification System for this parcel determined 60 acres of Focused Stewardship (42 acres Aquatic & Riparian, 18 acres Wildlife Habitat), 50 acres of General Stewardship, and 70 acres of Special Stewardship (12 acres Aquatic & Riparian, 58 acres Wildlife Habitat). Due to overlaps in the FLMCS, the subtotal acreages may not add up to the total acreage.

This is a parcel owned by the SLB and managed under agreement with ODF. The plan to exchange this parcel has been reviewed with DSL and is compliant with their REAMP. However, this parcel has been conditionally decertified by the SLB and BOF so it may be sold or exchanged by DSL.

2. Borton (BOF)

This is a very small parcel (10 acres) near ODF ownership, but terrain and land ownership patterns completely isolate it. Even if the land could be accessed, managing this steep parcel would create awkward property boundaries. Property lines would need to be resurveyed or refreshed and there would be a likelihood of conflicts such as inadvertent trespass or damage to each other lands as parties conduct management activities. The parcel is heavily timbered with high value trees, but the current access limits the contribution this piece can make to State-owned lands.

The Forest Land Management Classification System for this parcel determined 12 acres of Focused Stewardship (10 acres Aquatic Anchor, 2 acres Aquatic & Riparian). Due to overlaps in the FLMCS, the subtotal acreages may not add up to the total acreage.

3. Norton Hill #1 (BOF)

Several landowners, including Plum Creek Timberlands, Hancock Forests, the Siletz Tribe, Starker Forests, Inc. and ODF own significant amounts of forestland in the Norton Hill area. This mixed ownership creates opportunities for conflicts between adjoining landowners. Operational boundaries are located along property lines instead of following natural topographic features. Road use and road maintenance is not

coordinated, and survey lines need to be continually refreshed or resurveyed. Land management efficiencies could be realized by all owners if exchanges took place in this area. ODF owns 640 acres of a mixture of age classes, ranging from young reforestation to mature timber. In most areas of mixed ownership it is relatively easy to determine who should consolidate ownership; in this case it is not so easy to determine. ODF would prefer to exchange out of this area, but it would be reasonable to acquire land in this area if exchanges between several landowners took place.

The Forest Land Management Classification System for this parcel determined 205 acres of Focused Stewardship (90 acres Aquatic Anchor, 115 acres Aquatic & Riparian), 424 acres of General Stewardship, and 23 acres of Special Stewardship (Aquatic & Riparian). Due to overlaps in the FLMCS, the subtotal acreages may not add up to the total acreage.

4. Norton Extension (CSF)

ODF manages two parcels in the Sam's Creek/Long Prairie area. Both the parcels are behind locked gates. This 158-acre parcel is a stand of older reproduction. The Sam's Creek/Long Prairie Creek area has several major landowners including Hancock Forests, Plum Creek Timberlands, the Siletz Tribe, and Thompson-Gates et. al. ODF recommends exchanging out of these parcels.

The Forest Land Management Classification System for this parcel determined 46 acres of Focused Stewardship (Aquatic & Riparian), 106 acres of General Stewardship, and 6 acres of Special Stewardship (Aquatic & Riparian). Due to overlaps in the FLMCS, the subtotal acreages may not add up to the total acreage.

This is a parcel owned by the SLB and managed under agreement with ODF. The plan to exchange this parcel has been reviewed with DSL and is compliant with their REAMP. However, this parcel has been conditionally decertified by the SLB and BOF so it may be sold or exchanged by DSL.

5. Long Prairie (CSF)

This is the bigger (410 acres) CSF parcel in the Sam's Creek/Long Prairie Creek area. This piece is a mixture of mature timber and well stocked reproduction. This land is behind a locked private gate. This parcel is encumbered by a Marbled Murrelet Management Area (MMA). The land is reasonably manageable, but it has some awkward property lines that do not allow operational boundaries to follow the natural topography. The need to survey, resurvey, monitor and maintain roads, and deal with unnatural management boundaries will restrict operational efficiency until ownership is consolidated. Since both Hancock Forests and Plum Creek Timberlands own more land in this area than the DSL/ODF owns, it makes sense for DSL/ODF to exchange out of this area and acquire other land near consolidated DSL/ODF ownership.

The Forest Land Management Classification System for this parcel determined 199 acres of Focused Stewardship (92 Aquatic & Riparian, 107 acres Wildlife Habitat), 102 acres of General Stewardship, and 239 acres of Special Stewardship (74 acres Aquatic & Riparian, 166 acres Wildlife Habitat). Due to overlaps in the FLMCS, the subtotal acreages may not add up to the total acreage.

This is a parcel owned by the SLB and managed under agreement with ODF. The plan to exchange this parcel has been reviewed with DSL and is compliant with their REAMP. However, this parcel has been conditionally decertified by the SLB and BOF so it may be sold or exchanged by DSL.

6. Norton Hill #2 (CSF)

This parcel is in the area referred to as “Norton Hill”. It is part of the same mix of ownership problems that would be resolved by consolidation. The parcel is 151 acres with a mixture of forest reproduction and older conifer stands. This parcel is encumbered by a Marbled Murrelet Management Area (MMMA).

The Forest Land Management Classification System for this parcel determined 36 acres of Focused Stewardship (25 acres Aquatic & Riparian, 11 acres Wildlife Habitat), 16 acres of General Stewardship, and 136 acres of Special Stewardship (27 acres Aquatic & Riparian, 109 acres Wildlife Habitat). Due to overlaps in the FLMCS, the subtotal acreages may not add up to the total acreage.

This is a parcel owned by the SLB and managed under agreement with ODF. The plan to exchange this parcel has been reviewed with DSL and is compliant with their REAMP. However, this parcel has been conditionally decertified by the SLB and BOF so it may be sold or exchanged by DSL.

7. Buttermilk (CSF)

This 81-acre parcel is completely isolated from other DSL/ODF ownership and is behind a locked gate. It was harvested in 2004 and is reasonably manageable but the need for ODF and its’ neighbors to resurvey or refresh property lines will continue into perpetuity. Other minor conflicts such as coordination of road maintenance and the potential for inadvertent trespass or property damage could be eliminated by an exchange.

The Forest Land Management Classification System for this parcel determined 45 acres of Focused Stewardship (23 acres Aquatic & Riparian, 22 acres Visual), 41 acres of General Stewardship. Due to overlaps in the FLMCS, the subtotal acreages may not add up to the total acreage.

This is a parcel owned by the SLB and managed under agreement with ODF. The plan to exchange this parcel has been reviewed with DSL and is compliant with their

REAMP. However, this parcel has been conditionally decertified by the SLB and BOF and is being considered by DSL to be included in an auction list in the near future.

8. Kessi (BOF)

ODF, Hancock Forests, and Plum Creek Timberlands all own a significant amount of forestland near this isolated 199-acre parcel. While it can be reasonably managed by itself, exchanging this parcel with Hancock Forests or Plum Creek Timberlands would facilitate operational efficiency by reducing the need to re-survey property lines, administer easements and road use agreements and it would eliminate some awkward property lines. Since most of the parcel is behind a locked private gate the public has limited recreational access to it. This area is forested with a mixture of natural stands of Douglas-fir and an older Douglas-fir plantation.

Exchanging this parcel would eliminate the operational concerns and increase the amount of state land available for public recreation.

The Forest Land Management Classification System for this parcel determined 138 acres of Focused Stewardship (47 acres Aquatic & Riparian, 91 acres Visual), 49 acres of General Stewardship, and 25 acres of Special Stewardship (Aquatic and Riparian). Due to overlaps in the FLMCS, the subtotal acreages may not add up to the total acreage.

9. W.O.W. (BOF)

This 40-acre Douglas-fir plantation is an isolated corner of a larger area where ODF and Hancock Forests own a significant amount of land. It presents difficult operational boundaries for ODF and is behind a locked gate controlled by a private landowner. Because it is surrounded by Hancock Forests ownership, exchanging this piece to Nestucca Forests would promote more efficient management and eliminate future property line, road maintenance and road easement issues.

Exchanging these 40 acres for acreage near consolidated ODF ownership would increase access for public recreation.

The Forest Land Management Classification System for this parcel determined 9 acres of Focused Stewardship (Aquatic & Riparian) and 31 acres of General Stewardship. Due to overlaps in the FLMCS, the subtotal acreages may not add up to the total acreage.

10. Baber Meadows (CSF)

This 158-acre parcel is owned by the SLB. It is bordered to the north by BOF land, to the south by Plum Creek Timberlands, and to the east and west by Nestucca Forests. It has a BPA transmission line that bisects the parcel. The meadow contains a camping

and staging area for the Mt Baber ATV Club. Exchanging this parcel with BOF for acreage near consolidated ODF ownership would increase access for public recreation.

The Forest Land Management Classification System for this parcel determined 134 acres of Focused Stewardship (31 acres Aquatic & Riparian, 36 acres Recreation, 19 acres Transmission, and 48 acres Visual), 56 acres of General Stewardship, and 52 acres of Special Stewardship (30 acres Aquatic & Riparian, 8 acres Easements, 6 acres Recreation, and 8 acres Transmission). Due to overlaps in the FLMCS, the subtotal acreages may not add up to the total acreage.

This is a parcel owned by the SLB and managed under agreement with ODF. The plan to exchange this parcel has been reviewed with DSL and is compliant with their REAMP.

11. Baber 240 (CSF)

This 240-acre parcel is owned by the SLB. It is bordered to the north by BOF land, to the east and south by Plum Creek Timberlands, and to the west by Nestucca Forests. Exchanging this parcel with BOF for acreage near consolidated ODF ownership would increase access for public recreation.

This is a parcel owned by the SLB and managed under agreement with ODF. The plan to exchange this parcel has been reviewed with DSL and is compliant with their REAMP.

12. Beaver 40 (BOF)

This isolated 38-acre parcel supports a natural stand of Douglas-fir and hardwoods. The parcel is bisected by a stream and surrounded on four sides by another owner's land. The stream location and poor road access make this a difficult piece to manage. To manage this parcel as an isolated parcel requires additional costly road construction across the neighbors land and the State land. These roads would have to be located in areas that have risk of landslides or erosion into fish-bearing streams. Property lines would need to be either resurveyed or re-marked as each landowner conducted activities next to their neighbor. Management activities would be more difficult as each landowner tried to conduct these activities without damaging the neighbor's property. The land is currently behind the locked gate of another landowner, so recreational opportunities for the public is greatly minimized. Since this parcel is small and isolated, the effect of managing land from a landscape perspective is lost as well.

The Forest Land Management Classification System for this parcel determined 8 acres of Focused Stewardship (Aquatic & Riparian), 22 acres of General Stewardship, and 8 acres of Special Stewardship (Aquatic and Riparian). Due to overlaps in the FLMCS, the subtotal acreages may not add up to the total acreage.

13. Devil's Well (BOF)

This is a fairly large (314 acre) parcel that is isolated from other ODF ownership. Most of the land is composed of plantations ranging from 20 – 30 years old, but a small amount of mature timber remains. It is a fairly manageable piece of land, but property lines create operational difficulties for ODF and our neighbors. It appears to be most logical for ODF to exchange this ownership for other land near consolidated ODF ownership; however, this is a piece of land that ODF may want to consider keeping if we acquire other lands in this area.

The Forest Land Management Classification System for this parcel determined 164 acres of Focused Stewardship (34 acres Aquatic & Riparian, 2 acres Transmission, and 128 acres Visual), 167 acres of General Stewardship, and 1 acre of Special Stewardship (Aquatic & Riparian). Due to overlaps in the FLMCS, the subtotal acreages may not add up to the total acreage.

14. South Devil's Well (BOF)

South Devil's Well is an isolated 40-acre parcel of older Douglas-fir reproduction in an area of mixed ownership. This parcel is surrounded on three sides by Plum Creek Timberlands land and on the other side by BLM land. The parcel is located in very steep, heavily dissected ownership where unnatural property lines create awkward land management boundaries.

Road use easements, road maintenance agreements and survey line maintenance will continue to be issues until the parcel is traded to consolidate ownership.

The Forest Land Management Classification System for this parcel determined 8 acres of Focused Stewardship (Aquatic & Riparian) and 32 acres of General Stewardship. Due to overlaps in the FLMCS, the subtotal acreages may not add up to the total acreage.

15. NW Johnson (CSF)

This semi-isolated 158-acre parcel of Douglas-fir reproduction and mixed older timber is in an area of mixed ownership. This parcel is surrounded on two sides by Thompson Gates et al land and on the other two sides by a mixture of Plum Creek Timberlands, ODF, and small private landowners. The parcel is located in heavily dissected ownership where unnatural property lines create awkward land management boundaries.

The Forest Land Management Classification System for this parcel determined 23 acres of Focused Stewardship (Aquatic & Riparian), 133 acres of General Stewardship, and 2 acres of Special Stewardship (Aquatic & Riparian). Due to overlaps in the FLMCS, the subtotal acreages may not add up to the total acreage.

This is a parcel owned by the SLB and managed under agreement with ODF. The plan to exchange this parcel has been reviewed with DSL and is compliant with their REAMP.

16. Johnson Creek (BOF)

This semi-isolated 332-acre parcel of Douglas-fir reproduction and mixed older timber is in an area of mixed ownership. This parcel is surrounded on two sides by Plum Creek Timberlands and on the other two sides by a mixture of ODF, USFS, and Starker Forests. The parcel is located in heavily dissected ownership where unnatural property lines create awkward land management boundaries.

The Forest Land Management Classification System for this parcel determined 101 acres of Focused Stewardship (Aquatic & Riparian), 202 acres of General Stewardship, and 29 acres of Special Stewardship (Aquatic & Riparian). Due to overlaps in the FLMCS, the subtotal acreages may not add up to the total acreage.

17. Spout Mountain (CSF)

This isolated 253-acre parcel of Douglas-fir reproduction and mixed older timber is in an area of mixed ownership. It is surrounded by a mixture of USFS, Thompson Gates et al, VanEck Forest Trust, and small private landowners. The parcel is located in heavily dissected ownership where unnatural property lines create awkward land management boundaries.

The Forest Land Management Classification System for this parcel determined 158 acres of Focused Stewardship (68 acres Aquatic & Riparian, 12 acres Transmission, and 78 acres Visual), 147 acres of General Stewardship, and 34 acres of Special Stewardship (18 acres Aquatic & Riparian, 15 acres Easements). Due to overlaps in the FLMCS, the subtotal acreages may not add up to the total acreage.

This is a parcel owned by the SLB and managed under agreement with ODF. The plan to exchange this parcel has been reviewed with DSL and is compliant with their REAMP.

18. Elk Bend (CSF)

This is an isolated 202-acre parcel of Douglas-fir plantations and natural stands of mature conifer and hardwoods that is bordered on the north by Big Elk Creek and should be exchanged to the USFS or Thompson Gates et al. The steep heavily dissected terrain would require additional road construction and harvesting challenges if ODF attempted to manage around the USFS property. Additional road construction would also increase the risk of landslides and erosion. Awkward property line locations would require resurveying or refreshing over time. These difficult property locations increase the potential conflict of uses when either party plans activities such as harvesting, brush control or slash burning. Federal land exchanges can be

challenging to pursue, however, so this would probably take some time to consummate this exchange.

The Forest Land Management Classification System for this parcel determined 156 acres of Focused Stewardship (39 acres Aquatic & Riparian, 117 acres Visual), 54 acres of General Stewardship, and 67 acres of Special Stewardship (24 acres Aquatic & Riparian, 37 acres Operationally Limited, 1 acre Easement, 7 acres Recreation). Due to overlaps in the FLMCS, the subtotal acreages may not add up to the total acreage.

This is a parcel owned by the SLB and managed under agreement with ODF. The plan to exchange this parcel has been reviewed with DSL and is compliant with their REAMP. However, this parcel has been conditionally decertified by the SLB and BOF so it may be sold or exchanged by DSL.

19. Table Mountain (CSF)

This isolated tract of land is 307-acres in size and is comprised of mature conifer timber. It is surrounded on two sides by BLM land, on one side by USFS land, and on the other side by private forestland. It is adjacent to a very large tract of USFS land. Access to this piece is through a locked private gate. The entire parcel is encumbered by a Northern Spotted Owl (NSO) take avoidance circle. The topography is very steep and the land heavily dissected. These topographic concerns, coupled with the constraints that result with management around linear, unnatural property lines, and the T&E issues make this piece difficult to manage. Also, the remoteness of this piece detracts from the ability of the District to manage the lands from a landscape level. Since the parcel is adjacent to a large tract of USFS property, it is probably best suited to be traded with them. However, any of the three neighbors could make logical trading partners.

The Forest Land Management Classification System for this parcel determined 366 acres of Focused Stewardship (59 acres Aquatic & Riparian, 307 acres Wildlife Habitat) and 20 acres of Special Stewardship (Aquatic & Riparian). Due to overlaps in the FLMCS, the subtotal acreages may not add up to the total acreage.

This is a parcel owned by the SLB and managed under agreement with ODF. The plan to exchange this parcel has been reviewed with DSL and is compliant with their REAMP. However, this parcel has been conditionally decertified by the SLB and BOF so it may be sold or exchanged by DSL.

20. Poole's Slough (CSF)

This isolated 153-acre parcel is behind a locked gate. The vegetation is a mixture of mature timber, young timber and forest reproduction. The parcel is adjacent to a tidally influenced estuary and would ideally be traded to a landowner that has interest in those types of values. Access is reasonable to this parcel, but survey lines may need

to be established and refreshed and road use and road maintenance issues will cause some conflict with adjacent landowners. Additionally, operational boundaries will be established by property lines instead of topography.

The Forest Land Management Classification System for this parcel determined 35 acres of Focused Stewardship (34 acres Aquatic & Riparian, 1 acre Transmission), 96 acres of General Stewardship, and 25 acres of Special Stewardship (24 acres Aquatic & Riparian, 1 acre Cultural Resources). Due to overlaps in the FLMCS, the subtotal acreages may not add up to the total acreage.

This is a parcel owned by the SLB and managed under agreement with ODF. The plan to exchange this parcel has been reviewed with DSL and is compliant with their REAMP. However, this parcel has been conditionally decertified by the SLB and BOF so it may be sold or exchanged. DSL anticipates selling this parcel to a conservation group.

21. Tracy Creek (BOF)

This is an isolated 163-acre parcel that is close to the ocean and near urban development. The vegetation is a mixture of conifer and hardwood timber, interspersed with modified clearcuts (created to remove the worst of the swiss needlecast infected fir) that have been replanted with young forest reproduction. Land use in this area appears to be changing from forestland to rural/semi-urban development; this trend will probably continue over time. In addition to the problems that all isolated, scattered parcels have, this parcel will face the pressures of managing near urban development. While this is an important parcel to exchange, it may be difficult to find an exchange partner. Any other owner would probably have to deal with these same concerns and would likely have limited interest in acquiring this piece. However, DSL has expressed an interest in acquiring this parcel through an exchange of CSF parcel(s).

The Forest Land Management Classification System for this parcel determined 68 acres of Focused Stewardship (67 acres Aquatic & Riparian, 1 acre Transmission), 67 acres of General Stewardship, and 30 acres of Special Stewardship (25 acres Aquatic & Riparian, 5 acres Transmission). Due to overlaps in the FLMCS, the subtotal acreages may not add up to the total acreage.

POLK COUNTY - Acquire

Map #	Unit Name	Acres	Description	Owner
1	North Black Rock	158	SW¼, Sec. 12, T08S, R07W	Hancock Forests
2	Lucas Creek	548	S½, S½N½, N½NW¼, Sec. 27, T09S, R08W	BLM
3	Lower Fall Creek	420	Por. S½S½ Sec. 29, Por. N½, Sec. 32, T09S, R08W	Plum Creek Timberlands
4	Middle Fall Creek	548	S½, S½N½, N½NW¼, Sec. 33, T09S, R08W	Plum Creek Timberlands
5	Upper Fall Creek	151	NW¼, Sec. 34, T09S, R08W	Plum Creek Timberlands
6	Green Mountain	618	Sec. 35, T09S, R08W	BLM
7	Green Mtn Road	30	Por. SW¼SE¼, Sec. 1, T10S R08W	Thompson-Gates
8	Steere Creek	198	Por. S½, Sec. 3, T10S, R08W	Nestucca Forests
9	*Lower Steere Creek	142	SE¼SW¼, SW¼SE¼, Sec. 4, & N½NE¼, Sec. 9, T10S, R08W	Myrl Borton
10	*Little Grass	640	Sec 31, T09S, R07W	BLM
11	*East Little Grass	160	N½N½, Sec. 5, T10S, R07W	BLM
12	*Harmsen	280	SE¼NW¼, S½NE¼, SE¼, Sec. 5, T10S, R07W	Hull-Oaks Lumber Company

1. North Black Rock

This 158-acre parcel is owned by Hancock Forests. It borders ODF land on the west, south, and east sides. The property supports a young Douglas-fir plantation and an older, natural stand of Douglas-fir. A Type D stream (the water system for Camp Tapawingo) originates within the parcel. All access to the property is through ODF land. It is located on the south edge of a large portion of Hancock Forests land. Acquiring this parcel would solve the problem of dealing with mid-slope property line boundaries that make it difficult and more expensive to manage adjacent ODF forestland. Acquisition would also eliminate the need to provide Hancock Forests with a road easement.

2. Lucas Creek

This is a 548-acre isolated BLM parcel. It borders ODF land to the west and south. The property supports Douglas-fir/western hemlock plantations and older, natural stands of Douglas-fir/hemlock and hardwoods. The common property boundary lines are not located on natural topographic features and consequently result in less efficient and more costly forest management operations. Acquiring this land would increase the operational efficiency of managing ODF land in the immediate area. Acquisition would also eliminate the need for a current easement that accesses ODF land to the west, and add to the complexity of the surrounding ODF stands due to the varied stand ages and species composition.

3. Lower Fall Creek

This 420-acre piece of property which supports Douglas-fir/mixed conifer plantations of various ages is owned by Plum Creek Timberlands. It is bordered on the north and south by ODF land. Acquisition of this parcel would tie two large blocks of ODF land together and would allow more efficient management of the forestland. Acquisition would also eliminate the need to issue an easement to Plum Creek Timberlands.

4. Middle Fall Creek

This 548-acre parcel is owned by Plum Creek Timberlands. Older mixed conifer plantations and stands of natural mixed conifer timber are present on the property. This parcel is adjacent to ODF land on the north and south and also partially on the west and east boundaries. A Type F stream flows from east to west through the parcel close to the north boundary. Acquisition of this piece would tie two large blocks of ODF land together and would allow more efficient management of the forestland. Acquiring this parcel would solve mid-slope property line boundaries issues that make it difficult and expensive to manage adjacent ODF forestland.

5. Upper Fall Creek

Plum Creek Timberlands owns this 151-acre property that has intermixed conifer plantations on it. It is bordered on the north, east, and south boundaries by ODF land. The common property boundaries are located on steep mid-slope topography which makes management of this parcel and adjoining ODF parcels difficult. Acquisition of this parcel would make ODF management operations more efficient.

6. Green Mountain

This 618-acre isolated parcel is owned by the BLM. It borders ODF land to the east, west and south. The property supports Douglas-fir/western hemlock plantations and older, natural stands of Douglas-fir/hemlock and hardwoods. The common property boundary lines are not located on natural topographic features and consequently result in less efficient and more costly forest management operations. Acquiring this land would increase the operational efficiency of managing ODF land in the immediate area. Acquisition would eliminate the need for a current road easement that accesses ODF land to the west. Additionally, acquisition would add to the complexity of the surrounding ODF stands due to the varied stand ages and species composition that currently exist on BLM land.

7. Green Mountain Road

This 30-acre parcel is owned by Thompson-Gates et al. An intermixed plantation of Douglas-fir and red alder is present on this property. The parcel is completely surrounded by ODF land. The common property boundary lines are not on natural topographic features and consequently result in less efficient and more costly forest management operations. Acquiring this land would increase operational efficiency of

managing ODF land in the area. Acquisition would also eliminate the need to provide for a road easement to Thompson-Gates et. al.

8. Steere Creek

Hancock Forests owns this 198 acre parcel of Douglas-fir plantations and intermixed natural hardwood/conifer stands. It borders ODF land on the west, east, north, and part of the south boundary. Steere Creek, a Type F stream, flows through the parcel. The common property boundary lines are not located on natural topographic features and consequently result in less efficient and more costly forest management. Acquiring this land would increase the operational efficiency of managing ODF land in the area.

9. Lower Steere Creek

This 142-acre parcel is owned by a non-industrial landowner (Myrl Borton) and is surrounded on three sides by ODF managed land. Acquisition of this land would help connect a small isolated parcel of BOF land in Lincoln County (Borton). An intermixed plantation of older conifer hardwood is present on this property, along with meadows and structures. Acquiring this land would increase the operational efficiency of managing ODF land in the area.

10. Little Grass

This 640-acre parcel is owned by the BLM and supports intermixed natural hardwood/conifer stands. It is bordered on two sides by ODF managed lands and on two sides by Hancock Forests. Acquiring this land would increase the operational efficiency of managing ODF land in the area.

11. East Little Grass

This 160-acre parcel is owned by the BLM and supports intermixed natural hardwood/conifer stands. It is contiguous to ODF managed lands and bordered by Hancock Forests, Hull-Oakes Lumber, and Starker Forests. Acquiring this land would increase the operational efficiency of managing ODF land in the area.

12. Harmsen

Hull-Oakes Lumber owns this 280-acre parcel of Douglas-fir plantations and intermixed hardwood/conifer stands. It is contiguous to ODF managed lands on two sides and bordered on the other two sides by the BLM and Starker Forests. Acquiring this land would increase the operational efficiency of managing ODF land in the area.

POLK COUNTY - Exchange

Map #	Unit Name	Acres	Description	Type	Land Base	Exchange Partner
1	Black Rock	976	Por. Secs. 11, 12, 13, & 14, T08S, R07W	BOF	Silv. Capable	Hancock Forests or Weyerhaeuser

1. Black Rock (BOF)

This is a large isolated block of conifer reproduction and mature conifer timber near Falls City. Acquiring a 160-acre piece in the north portion of this parcel from Hancock Forests is a likely option. Alternatively, we would consider exchanging the entire 976 acre parcel to consolidate ODF ownership near Green Mountain. The parcel is home to a pair of spotted owls and has an established mountain bike recreation area. It is the location of some of the early commercial thinning research conducted by Oregon State University. Finally, it is the water source for a church camp, “Camp Tapawingo”. All of these issues add to the complexity of managing this parcel.

Access to ODF lands is restricted through the church property, so recreational use, other than mountain biking, is limited. While it is a manageable piece of forestland, exchanging this parcel to Hancock Forests and acquiring property in another area could help create a larger block of consolidated ODF ownership.

The Forest Land Management Classification System for this parcel determined 1,756 acres of Focused Stewardship (245 acres Aquatic & Riparian, 976 acres Wildlife Habitat, 388 acres Visual, 10 acre Domestic Water, 133 acres Recreation, and 5 acres Research and Monitoring) and 102 acres of Special Stewardship (Aquatic & Riparian). Due to overlaps in the FLMCS, the subtotal acreages may not add up to the total acreage.

123°50'0"W

R. 9 W.

R. 8 W.

R. 7 W.

12

West Oregon District 2012 Land Acquisition and Exchange Plan



T. 10 S.

T. 11 S.

T. 12 S.

T. 10 S.

T. 11 S.

T. 12 S.

44°40'0"N

44°30'0"N

44°40'0"N

44°30'0"N

LINCOLN COUNTY
POLK COUNTY

POLK COUNTY
BENTON COUNTY

LINCOLN COUNTY
BENTON COUNTY

Logsden

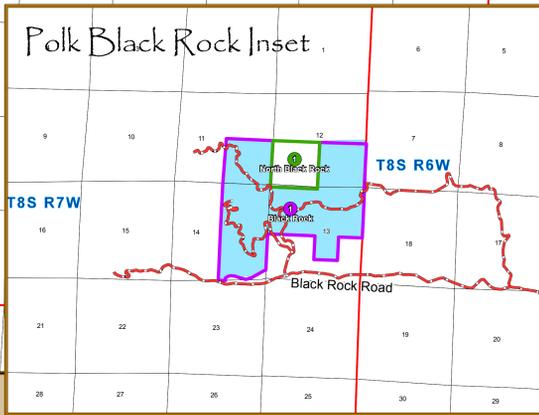
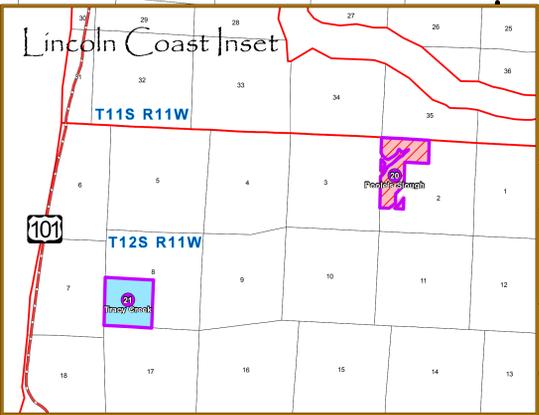
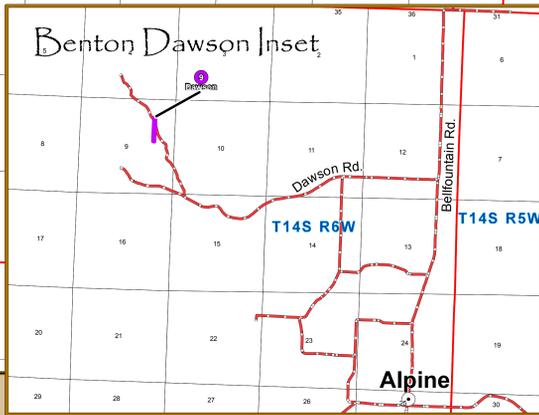
Eddyville

Harlan

Nashville

Summit

Blodgett



WEST OREGON DISTRICT LAND EXCHANGE PLANNING

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Legend

- Potential Acquire
- Potential Exchange
- Countyline
- BOF
- CSL
- CSL (Decert)
- Admin Site



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