

EXHIBIT A

14953

Lot 9, Block 1, of Tract No. 1052-Crescent Pines, according to the plat thereof recorded in Klamath County, Oregon plat records.

ALSO:

Beginning at the southeast corner of Lot 9, Block 1 of Tract No. 1052-Crescent Pines, according to the plat thereof recorded in Klamath County, Oregon plat records; thence,

S57°52'24"W 255.42 feet to the southwest corner of said Lot 9; thence,

N89°35'09"W 290 feet, more or less, along the north line of the south half of the southeast one-quarter of Section 18, Township 24 South, Range 7 East of the Willamette Meridian to a point on a line 5.0 feet easterly from the northeasterly bank of Crescent Creek; thence,

Southeasterly along a line 5.0 feet northeasterly of the north bank of said creek to a point on a line which bears S 5°30'W from the point of beginning; thence,

N 5°30'E 500 feet, more or less to the point of beginning in Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I, the undersigned, Clerk of said County,

do hereby certify that the within instrument was received and filed for record on the 16th day of August, A.D. 1977, at 12:58 o'clock P.M., and

duly recorded in Vol. 1177, of RECORDS, on Page 14953.

FEE \$ 3.00

By Wm. D. Milne, County Clerk

34186

REAL PROPERTY MORTGAGE—OREGON
UNITED STATES NATIONAL BANK OF OREGON

Vol. 117 Page 14954

Mortgagee: Larry Gonzales Erlene Gonzales Date 8-8-77
(Borrower)
Mortgagee: United States National Bank of Oregon Town & Country Branch Amount: \$ 11,870.00
(Lender, Contractor, Lender)
As security for a note from the above named Mortgagee to the above named Mortgagee executed contemporaneously herewith in the amount set forth above, the Mortgagee hereby mortgages to the Mortgagee the following described real property in Klamath County, Oregon:

Lot 10 Cloverdale SW 1/4 Sec. 2 T24P 34 R2E
in Klamath County Oregon

If said note, or any extension or renewal thereof, is paid as agreed, this Mortgage shall be void. In case of default in the payments thereon, this Mortgage may be foreclosed as provided by law.

During the term of this Mortgage, Mortgagee agrees to the following:

1. All taxes, assessments, liens and encumbrances of all kinds in connection with this property shall be paid promptly when due and if not so paid, Mortgagee shall have option of paying same, adding the cost to the debt secured by this Mortgage, the added amount drawing interest at the same rate as the note.

2. Mortgagee agrees to cover said property and improvements with insurance as required by Mortgagee. If not so covered, Mortgagee shall have the option of purchasing such coverage, adding the cost to debt secured by this Mortgage, the added amount drawing interest at the same rate as the note.

3. Mortgagee will keep all improvements on the property in good order and repair and will not commit or suffer any waste of the premises, nor remove from the premises any of the improvements.

4. Mortgagee hereby assigns to Mortgagee all leases, rentals, and the income from these during the term of the Mortgage.

5. During the term of this Mortgage any additions or improvements shall be covered by this Mortgage.

6. In the event any suit or action is instituted to foreclose this Mortgage, or in the event of any appeal therefrom, the Mortgagee agrees to pay all costs and disbursements allowed by law, and such sum as the court may adjudge reasonable as attorneys' fees. All such sums shall be secured by this Mortgage and included in the decree of foreclosure, and will draw interest at the same rate as the note.

Larry Gonzales Mortgagee
Erlene Gonzales Mortgagee
Catherine V. Gonzales Witness

STATE OF OREGON

County of Klamath ss.

On this 8th day of August, 19 77, before me personally appeared Catherine V. Gonzales, witness, who is personally known to me to be the same person whose name is subscribed in the foregoing instrument as a witness thereto. He, being duly sworn by me, stated that he (she) resides in Klamath County, Oregon; that he was present and saw Larry Gonzales and Erlene Gonzales personally known to him to be the signers of the foregoing instrument as parties thereto, sign and deliver the same and he heard them acknowledge that they executed the same, and that he, the witness, thereupon signed his name as a witness thereto at the request of said Larry Gonzales and Erlene Gonzales.

70-1874 9/74

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 16th day of August, A.D. 1977, at 12:58 o'clock P.M., and duly recorded in Vol. 1177, of MORTGAGES, on Page 14954.

FEE \$ 3.00

By Wm. D. Milne, County Clerk
Legal Deputy

FORM No. 633—WARRANTY DEED 34187

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KNOW ALL MEN BY THESE PRESENTS, That MARGARET ZIEGELMEYER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by STEVE W. WILSON and DORIS C. WILSON

, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The NE 1/4 of the SW 1/4 and all that portion of the NW 1/4 of the SE 1/4 lying Westerly of the center thread of the Williamson River, in Section 25 Township 32 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances EXCEPT:

Those noted of record and those apparent on the land as of the date of this Deed.

and that grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 21,000.00.

However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate within).

In construing this deed and where the context so requires, the singular includes the plural. WITNESS grantor's hand this 22nd day of January, 19 72.

Margaret Ziegelmeyer
Margaret Ziegelmeyer

STATE OF OREGON, County of Klamath ss. February 22, 1972
Personally appeared the above named Margaret Ziegelmeyer

and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me: James B. Brown 918 Riverside Way
Notary Public for Oregon
My commission expires 2-27-72 Noted On 91520

(OFFICIAL SEAL) NOTE—The sentence between the symbols (), if not applicable, should be deleted. See Chapter 452, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

TO

Steve & Doris Wilson

AFTER RECORDING RETURN TO
STEVE & DORIS WILSON
18 ANGLI LANE
CONCORD, CA 94521

DO NOT USE THIS SPACE, RESERVED FOR RECORDING LABEL IN COUNTS WHERE USED

WITNESS my hand and seal of County affixed.

Wm. D. MILNE
COUNTY CLERK

By Legal Deputy

FEE \$ 3.00