

1085 (10/69)

Exhibit "A"

PARCEL 1

The following-described real property in Klamath County, Oregon:

In Township 40 South, Range 14 East of the Willamette Meridian:

- Section 17: The W 1/2 SW 1/4
- Section 18: That portion of the E 1/2 SE 1/4 lying East of the County Road
- Section 19: That portion of the E 1/2 E 1/2 lying East of the County Road
- Section 20: The NW 1/4 and the S 1/2 EXCEPT that portion lying Westerly and Southwesterly of the County Road.
- Section 28: The W 1/2 and the SW 1/4 SE 1/4 EXCEPT the portion described in Deed Volume 275 at page 473.
- Section 29: The N 1/2, the NE 1/4 SW 1/4 and the SE 1/4 EXCEPT portion described in Deed Volume 275 at page 473.
- Section 32: The NE 1/4 EXCEPT portion described in Deed Volume 275 at page 473.
- Section 33: The W 1/2 and the W 1/2 E 1/2 EXCEPT portion described in Deed Volume 275 at page 473.

In Township 41 South, Range 14 East of the Willamette Meridian:

- Section 3: All EXCEPT Government Lot 1.
- Section 4: All EXCEPT that portion lying South of the County Road.
- Section 5: Government Lot 1, the SE 1/4 NE 1/4.
- Section 9: The N 1/2 NE 1/4 EXCEPT that portion lying South of the County Road.
- Section 10: The N 1/2 NW 1/4 EXCEPT that portion South of the County Road.

PARCEL 2

In Township 40 South, Range 14 East of the Willamette Meridian:

- Section 33: The E 1/2 SE 1/4.
- Section 34: The SW 1/4 SW 1/4

In Township 41 South, Range 14 East of the Willamette Meridian:

- Section 3: Government Lot 1.

(continued on next page)

Exhibit "A" Page 2

The foregoing is subject to the following exceptions:

1. Rights of the public in and to any portion of said premises, lying within the limits of roads and highways.
2. Right of way, including the terms and provisions thereof, granted to the California Oregon Power Company, a corporation, recorded August 28, 1940, in Deed Volume 131 at page 443, Records of Klamath County, Oregon. (Affects a 10 foot strip in the SE 1/4 SE 1/4 of Section 18, Township 40 South, Range 14 EWM.)
3. Right-of-way, including the terms and provisions thereof, granted to the California Oregon Power Company, a corporation, recorded October 26, 1946, in Deed Volume 107 at page 417. (Affects NE 1/4 NE 1/4 Easterly of County Road in Sec. 19, T40S, R 14EWM and NW 1/4 of Sec. 20, T40S., R14EWM.)
4. Right-of-way, including the terms and provisions thereof, granted to The California Oregon Power Company, a corporation, recorded August 28, 1940, in Deed Volume 131 at page 447. (Affects NW 1/4 NW 1/4 of Sec. 29, T40S., R14EWM.)
5. Right-of-way, including the terms and provisions thereof, granted to The California Oregon Power Company, a corporation, recorded January 29, 1957, in Deed Volume 289 at page 380. (Affects NE 1/4 SW 1/4 Northeasterly of County Road in Sec. 29, T40S., R14EWM.)
6. Right-of-way, including the terms and provisions thereof, granted to Klamath County, recorded June 19, 1936 in Deed Volume 106 at page 488. (Covers 60 feet for road purposes in Sec. 18, T40S., R14EWM.)
7. Easement, including the terms and provisions thereof, granted to Willow Valley Irrigation District, recorded June 23, 1955, in Deed Volume 275 at page 305. (Affects N 1/2 SW 1/4 in Sec. 28, SE 1/4 in Sec. 29, N 1/2 NE 1/4 in Sec. 32 All in Twp. 40 S., R 14 EWM.)
8. Easement, including the terms and provisions thereof, granted to W. D. Campbell, recorded June 9, 1955, in Deed Volume 275 at page 107. (Affects the center of Sec. 32 to the East line of the W 1/2 of Sec. 33, Twp. 40 S., R 14 EWM.)
9. Reservations, including the terms and provisions thereof, as set forth in Patent from United States of America to Lloyd Gift, dated June 7, 1962, recorded June 21, 1962, in Deed Volume 338 at page 328, as follows: "Excepting and reserving, also the United States all the oil and gas in the lands so patented and to it, or persons authorized by it, the right to prospect for, mine and remove such deposits from the same upon compliance with the conditions and subject to the provisions and limitations of the Act of July 17, 1914, (39 Stat. 509)". (Affects Sec. 3, 4, & 9, Twp 41 S., R 14 EWM.)
10. Right-of-way, including the terms and provisions thereof, from Lloyd Gift, et ux., to Pacific Power and Light Company, recorded December 20, 1962, in Deed Volume 342 at page 136. (Affects E 1/2 SE 1/4 of Sec. 18, Twp. 40 S., R 14 EWM.)

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11. Easement, including the terms and provisions thereof, granted to W.D. Campbell, recorded June 9, 1955, in Deed Volume 275 at page 106. (Affects the W 1/2 NW 1/4 of Sec. 29, Twp. 40 S., R 14 EWM.)

12. Reservations, including the terms and provisions thereof, from United States of America, to Lloyd Gift and Bobbiette Gift, husband and wife, recorded April 1, 1955, in Deed Volume 273 at page 384, as follows: "Also excepting from this conveyance that certain range improvement Project No. CCC-2, Yokum Valley Truck Trail, and all appurtenances thereof, constructed by the United States, through, over or upon the land herein described, and the right of the United States, its officers, agents or employees to maintain, operate, repair or improve the same so long as needed or used for or by the United States." (Affects Sec. 3, 4, and 10, Twp 41 S., R 14 EWM.)

13. Mortgage, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$420,000.00

Dated: January 12, 1973
 Recorded: January 17, 1973 Book M-73 Page 625
 Mortgagor: Frederick W. Hyde and Elizabeth H. Hyde, husband and wife
 Mortgagee: The Federal Land Bank of Spokane, a corporation.

14. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Willow Valley Irrigation District.

15. As disclosed by the assessment and tax roll, the premises herein have been specially assessed for farm use. If the land becomes disqualified for this special assessment under the statutes, an additional tax, plus interest and penalty, will be levied for the number of years in which this special assessment was in effect for the land.

16. No liability is assumed if a financing statement is filed in the office of the County Clerk covering growing crops or fixtures wherein the land is described other than by metes and bounds, the rectangular survey system or by recorded lot and block.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

~~xxxxxx~~ this 15th day of May A. D. 1978 at 8:59 clock AM., and
 duly recorded in Vol. M78, of Deeds on Page 9940

fee: \$12.00

W. D. MILNE, County Clerk

By Bernetha M. Deloch