



EXHIBIT A to Bargain and Sale Deed

23460

Grantor: American Care Centers-Oregon, Inc.

Grantee: Americana Leisure Estates, Inc.

PARCEL 1

(Ponderosa Apartments)

All the following described real property situated in Klamath County, Oregon:

A parcel of land situate in the South half of the Southeast quarter of the Southeast quarter of Section 28 Township 38 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Commencing at a 5/8 inch iron pin marking the Southwest corner of the SE 1/4 SE 1/4 of said section 28; thence South 89°30' East along the South line of said Section 28 a distance of 330.60 feet; thence North 0°49'30" East a distance of 35.20 feet; thence South 89°50' East a distance of 355.20 feet; thence North 0°49'10" East a distance of 345.03 feet to a 1/2 inch iron pipe marking the true point of beginning of this description; thence continuing North 0°49'10" East a distance of 284.0 feet, more or less to a point on the North line of the S 1/2 SE 1/4 SE 1/4 of said Section 28; thence North 89°17'30" West along said North line, a distance of 684.58 feet to the Northwest corner of said S 1/2 SE 1/4 SE 1/4, said point being in the East line of Williams Avenue as shown on the plat of Dixon Addition to the City of Klamath Falls, and is also the Northwest corner of property conveyed by Virgil E. Cumbo, et al, to Ponderosa, Inc., by Deed Volume 344 page 193, records of Klamath County, Oregon; thence South 1°09' West along the West line of said SE 1/4 SE 1/4 and the East line of Williams Avenue, a distance of 334.42 feet, more or less, to the Northwest corner of the SW 1/4 SW 1/4 SE 1/4 SE 1/4 of said Section 28; thence South 89°30' East along the North line of said SW 1/4 SW 1/4 SE 1/4 SE 1/4 a distance of 330.24 feet; thence North 0°49'30" East a distance of 46.21 feet to a 1/2 inch iron pipe; thence South 89°50'20" East a distance of 355.03 feet, more or less, to the point of beginning.

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STATE OF OREGON; COUNTY OF KLAMATH;ss.

I hereby certify that the within instrument was received and filed for record on the

3rd day of December A.D., 1980 at 9:11 O'clock A.M., and duly recorded in

Vol 480 of Deeds on Page 23459.

Fee \$ 7.00

WM. D. MILNE, County Clerk  
by Bernetha Spetch deputy