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(Ponderosa Apartments)

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

EXHIBIT A

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 dis-tance of 345.03 feet to a 1/2 inch iron pipe marking the true point of beginning of this description; thence con-tinuing 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; theence 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 line of Williams Avenue, a distance of 334.42 reet, more of 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.

PARCEL 2

(Ponderosa Nursing Home)

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

A portion of Section 28 Township 38 South, Range 9 E.W.M., and more particularly described as follows: From a point at the intersection of the center lines of Williams Avenue and Main Street, of the City of Klamath Falls, Oregon, which point is also the Southwest corner of the SE 1/4 SE 1/4 89°30' East, along the Section line common to Section 28 and 33 a distance of 330.0 feet; thence North 1°09' East a distance of '35.0 feet to an iron pin which is the true point feet to an iron pin; thence South 89°30' East a distance of 355.08 feet to an iron pin; thence South 1°09' West a distance of 345.0 feet to an iron pin; thence North 1°09' West a distance of 345.0 feet to an iron pin; thence South 1°09' West a distance of 345.0 feet to an iron pin; thence South 1°09' West a distance of 345.0 feet to an iron pin; thence North 89°30' beginning: the of 355.08 feet, more or less, to the true

PARCEL 3

(Washburn Manor)

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

A tract of land situated in Tract 40C, Enterprise Tracts, in the SW 1/4 NW 1/4, Section 34, Township 38 South, Range 9 E.W.M., more particularly described as follows:

Beginning at a one-half inch iron pin on the Easterly right of way line of Washburn Way, said point being North 00°20'00" East along the centerline of Washburn Way and along the West line of said Section 34 a distance of 332.19 feet and South 89°33'03" East a distance of 30.00 feet from the 5/8 inch iron pin marking the Westerly quarter corner of said Section 34; thence North 00°20'00" East along the Easterly right of way line of Washburn Way a distance of 285.00 feet to a one-half inch iron pin; thence South 89°33'03" East parallel with the North line of "Mills Gardens" subdivision a distance of 472.43 feet to a one-half inch iron pin; thence continuing South 89°33'03" East a distance of 29 feet, more or less, to the Westerly right of way line of the U.S.B.R. "A" Canal; thence Southeasterly along said Westerly line to the North line of "Mills Gardens" subdivision; theence North 89°33'03" West along the Northerly line of "Mills Gardens" subdivision (S. 89°45' W. by said subdivision plat) a distance of 20.96 feet, more or less, to a two inch iron pipe; thence continuing North 89°33'03" West along said subdivision line a distance of 606.40 feet to the point of beginning.

> STATE OF OREGON,) County of Klamath) Filed for record at request of

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