

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

The Westerly 25 feet 9 inches of Lot 2, Block 51 of NICHOLS ADDITION and the Southerly 2 feet of the Westerly 25 feet 9 inches of Lot 7, Block 51 NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the intersection of the Westerly line of Lot 4 in Block 51 of NICHOLS ADDITION to the City of Klamath Falls, Oregon, with the Northerly line of closed Canal Street on the Easterly line of Ninth Street; thence running Easterly along the Southerly line of Lot 4 and 3 in said Block 51 a distance of 130 feet for the true point of beginning; thence Northwesterly at right angles to closed Canal Street 122 feet; thence Northeasterly parallel with closed Canal Street a distance of 25' 9"; thence Southeasterly parallel with Ninth Street 122 feet; thence Southwesterly along the Northerly line of closed Canal Street 25' 9" to the point of beginning.

ALSO beginning at a point from the intersection of the Easterly line of Ninth Street with the Northerly line of Closed Canal Street, running Northeasterly along the Southerly line of lots 4 and 3 in Block 51 of NICHOLS ADDITION to the City of Klamath Falls, Oregon, a distance of 130 feet for the true point of beginning; thence Northwesterly at right angles of Closed Canal Street a distance of 120 feet; thence Southwesterly parallel with Closed Canal Street, 10 feet; thence Southeasterly at right angles of Closed Canal Street, 120 feet; thence Northeasterly 10 feet to the place of beginning, being a portion of Lot 3 in Block 51 of NICHOLS ADDITION to the City of Klamath Falls, Oregon.

PARCEL 2:

Beginning at a point on the Northerly line of Lot 1, Block 51, NICHOLS ADDITION to the City of Klamath Falls, Oregon 12.88 feet Easterly from the Northerly corner of Lot 2, said Block 51, running thence Westerly 52.12 feet along the Northerly line of Lots 1 and 2; thence Southerly at right angles 120 feet to Washington Street, formerly Canal Street; thence Easterly along the Northerly line of Washington Street 52.12 feet; thence Northerly at right angles with said Washington Street 120 feet, to the place of beginning.

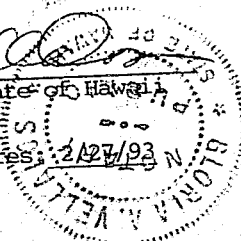
STATE OF HAWAII

CITY AND COUNTY OF HONOLULU

)
) SS:
)

On this 4th day of January, 1991, before me personally appeared Vincent K. Nihipali, Sr., Charles K. Nihipali, Sr., Carolyn R. Y. Young, Craig A. Fukuda and Mallory M. Nihipali, to me known to be the persons described in and who executed the foregoing Trust Deed dated December 19, 1990 and acknowledged that they executed the same as there free act and deed.

Glenn A. Vella
Notary Public, State of Hawaii
My commission expires: 12/27/93



SUBJECT TO:

1. Real Estate Contract, dated April 15, 1977, recorded April 13, 1977 in Volume M77, page 6173, Microfilm Records of Klamath County, Oregon, between Christine May Lunetta and Michael D. Lunetta, husband and wife, as Vendors and Robert M. Reed and Mapril J. Reed, husband and wife, as Vendees.

Addendum to Contract dated April 16, 1979, and recorded September 27, 1979, in Volume M79, page 22827, Microfilm Records of Klamath County, Oregon.

Bargain and Sale Deed dated November 23, 1984, and recorded November 28, 1984, in Volume M84, page 20018, Microfilm Records of Klamath County, Oregon, from Michael D. Lunetta, as Grantor to Christine May Lunetta, as her sole and separate property, as Grantee.

Assignment of Contract and Deed dated November 27, 1984, and recorded November 28, 1984, in Volume M84, page 20020, Microfilm Records of Klamath County, Oregon from Christine May Lunetta, as Grantor to Brian L. Curtis and Dolores E. Curtis, husband and wife.

2. Real Estate Contract dated February 19, 1980, a Memorandum of which was recorded on February 22, 1980, in Volume M80, page 3587, Microfilm Records of Klamath County, Oregon, between Robert M. Reed and Mapril J. Reed, husband and wife, as Vendors and David A. Peterson and Sharon B. Peterson, husband and wife, as Vendees.
3. Real Estate Contract dated May 1, 1989, and recorded May 9, 1989, in Volume M89, page 7820, Microfilm Records of Klamath County, Oregon, between David A. Peterson and Sharon B. Peterson, as Vendors and Brian Betz and Deanna Betz, husband and wife, as Vendees.

Brian Betz and Deanna Betz, husband and wife, Beneficiary herein agrees to pay when due, all payments due upon the above described Real Estate Contracts and will hold the Grantors named herein harmless therefrom.

Should the said Beneficiary herein, Brian Betz and Deanna Betz, husband and wife, default in making any payments due upon the above described prior Real Estate Contracts, Grantors herein may make said delinquent payments and any sums so paid by Grantor herein shall then be credited upon the sums next to become due upon the Note secured by this All Inclusive Trust Deed.

Grantors named herein shall be responsible for their own fire insurance and real property taxes and shall provide the Beneficiary with paid receipts.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 9th day
of Jan. A.D. 19 91 at 2:57 o'clock P. M., and duly recorded in Vol. M91
of Mortgages on Page 533

FEE \$23.00

Evelyn Biehn, County Clerk

By Pauline Muckelbauer