

EXHIBIT "A"
LEGAL DESCRIPTION

The S1/2 of Lots 1 and 2 in Block 54 of 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.

Beginning at the Southeasterly corner of Lot 1 in said block and addition; thence Northwesterly along the Southwesterly boundary line of 8th Street in said addition 59 feet; thence Southwesterly and at right angles to 8th Street, 110 feet; thence Southerly parallel with 8th Street, 59 feet to Jefferson (formerly Bush Street); thence Northeasterly at right angles to 8th Street, 110 feet to the place of beginning, being a portion of Lots 1 and 2 in Block 54 of said NICHOLS ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This Trust Deed is an All Inclusive Trust Deed and is second and subordinate to the Trust Deed now of record dated January 24, 1991, and recorded January 25, 1991, in Volume M91, page 1694, Microfilm Records of Klamath County, Oregon, in favor of Klamath First Federal Savings & Loan Association, as Beneficiary which secures the payment of a Note therein mentioned.

L. A. SWETLAND, Beneficiary herein agrees to pay, when due, all payments due upon the said Promissory Note in favor of Klamath First Federal Savings & Loan Association, and will save Grantors herein, WILLIAM R. MC NEARY and KELLY J. MC NEARY, husband and wife, harmless therefrom.

Should the said Beneficiary herein default in making any payments due upon said prior Note and Trust Deed, Grantor 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 Trust Deed.

Grantors shall pay monthly 1/12th of the real property taxes in addition to their principal and interest payment. Each year, beginning with the 1991-1992 fiscal year, the Beneficiary shall pay the real property taxes and upon presentation of the paid receipt to the Collection Escrow Agent, Klamath First Federal Savings & Loan Association, the paid amount will be added back to the balance of the Note secured by this Trust Deed.

The interest rate on the Note secured by this Trust Deed, shall begin at 10% per annum and be a variable rate. The interest rate shall vary on this Note to always be the same as the underlying Trust Deed in favor of Klamath First Federal Savings & Loan Association, as Beneficiary.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 25th day of Jan. A.D., 19 91 at 3:22 o'clock P. M., and duly recorded in Vol. M91 of Mortgages on Page 1704.

FEE \$18.00

Evelyn Biehn County Clerk

By Shirley Mullender