



## EXHIBIT "A" LEGAL DESCRIPTION

A portion of Lot 2 in Block 10, FIRST ADDITION to the City of Klamath Falls, more particularly described as follows:

That portion of Lot 2, Block 10, FIRST ADDITION to the City of Klamath Falls, Oregon; beginning at a point in the Northwesterly line of Mt. Whitney Street (formerly Mitchell Street) 27.7 feet Southwesterly from the most Easterly corner of said Lot 2, Block 10, FIRST ADDITION to the City of Klamath Falls, Oregon, and running thence Northwesterly parallel with the line between Lots 1 and 2, said Block 10, 68.16 feet, more or less, to the West boundary of said Lot 2, thence South along the West boundary of said Lot 2, to an intersection with the Northwesterly line of Mt. Whitney Street; thence Northeasterly along the Northwesterly line of Mt. Whitney Street, 84.9 feet to the point of beginning.

EXCEPTING THEREFROM that portion conveyed to the City of Klamath Falls by instrument recorded June 12, 1978 in Volume M78 at page 12472, Microfilm Records of Klamath County, Oregon, to wit:

A portion of Lot 2, Block 10, FIRST ADDITION to the City of Klamath Falls, Oregon according to the duly recorded plat thereof, described as follows:

Beginning at a point on the Northwesterly right-of-way line of Mt. Whitney Street, said point being South 38 degrees 45' West a distance of 480.22 feet, measured along the centerline of Mt. Whitney Street, and North 51 degrees 15' West a distance of 30.0 feet from intersection of North 6th Street and Mt. Whitney; Thence South 38 degrees 45' West, along the said Northwesterly right-of-way line of Mt. Whitney, a distance of 34.80 feet more or less to the most Southerly corner of Lot 2, Block 10, of said First Addition; thence Northerly along the West line of said Lot 2 a distance of 23.58 feet, more or less; thence North 80 degrees 48' East a distance of 22.27 feet more or less, along a line 5 feet Southerly of and parallel with the Easterly extension of the Southerly line of Block 97 of Buena Vista Addition, to the point of beginning.

SUBJECT TO: City Lien docketed March 23, 1981, Improvement Unit 268 Card No. 018, in the amount of \$430.41, plus interest; and Trust Deed recorded June 17, 1987, in Volume M87, page 10480, Microfilm Records of Klamath County, Oregon, in favor of Bobby L. Crabtree and Barbara J. Crabtree, husband and wife, as Beneficiary. The Grantee named herein does not agree to assume nor pay the above described City Lien or Trust Deed and the Grantor agrees to hold Grantee harmless therefrom.

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 21st day of Feb. A.D., 19 91 at 4:20 o'clock P.M., and duly recorded in Vol. M91 of Deeds on Page 3211

FEE \$33.00

Evelyn Biehn - County Clerk

By Shirley M. Anderson