

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situate in the Southwest quarter of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point from which the iron axle marking the Southwest corner of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, bears South 0 degrees 15' West 30 feet and South 89 degrees 39' 20" West 981.75 feet distant; thence North 0 degrees 15' East 258.10 feet to a point; thence North 74 degrees 03' 25" West 185.31 feet to a point; thence West 414.09 feet to a point on the Easterly right-of-way line of U.S. Highway 97; thence along said Easterly right-of-way line South 3 degrees 37' 45" East 171.33 feet to a point; thence South 8 degrees 35' 45" West 143.25 feet to a point; thence North 89 degrees 39' 20" East 601.72 feet, more or less, to the point of beginning.

SUBJECT TO:

1. Taxes for the fiscal year 1989-1990, delinquent. Original Amount: \$391.38, plus interest. Account #3809-020CC-02200 Key #440393
2. Taxes for the fiscal year 1990-1991, delinquent. Original Amount: \$361.91, plus interest. Account #3809-020CC-02200 Key #440393
3. Taxes for the fiscal year 1991-1992, delinquent. Original Amount: \$352.89, plus interest. Account #3809-020CC-0200 Key #440393
4. A City Sewer lien in favor of the City of Klamath Falls;
Improvement Unit: #52
Card No.: #278
Docketed: May 23, 1990
Original Amount: \$20,151.31
Unpaid Balance: \$20,151.31, plus interest, if any

The Grantee named in this Warranty Deed hereby agrees to assume and pay all of the above described encumbrances attached to the real proerty described herein.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 21st day
of April A.D., 19 92 at 3:41 o'clock P M., and duly recorded in Vol. M92
of Deeds on Page 8586

FEE \$35.00

Evelyn Biehn County Clerk

By Pauline Mullendore