

MOUNTAIN TITLE COMPANY

32106-JW

EXHIBIT "A"
LEGAL DESCRIPTION

All that portion of the SE1/4 of Section 25, Township 39 South, Range 9, East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at the Northeast corner of the SE1/4 SE1/4 of said Section 25; thence South 89 degrees 57' West 270.3 feet; thence South 72 degrees 41' West along a line parallel with and 12 feet distant at right angles Southeasterly from the center line of that certain drain ditch, the easement for which was granted by Sophia S. Henley to the Gordon Marsh Construction Co., by conveyance dated April 29, 1931 and recorded in Deed Volume 106, page 32, records of Klamath County, Oregon, a distance of 196.7 feet; thence South 83 degrees 19' West, 216.8 feet; thence leaving said drainage ditch North 52 degrees 23' West, 517.7 feet; thence South 29 degrees 25' West, 39.3 feet, more or less, to a point in the North right of way line of the U. S. No. 1 Drain of the U.S.R.S.; thence following said North right of way line Westerly to a point in the Westerly boundary of said SE1/4 of said Section 25 at a point 1157.6 feet, more or less, North of the South quarter corner of said Section 25; thence South 1157.6 feet, more or less, to the South quarter corner of said Section 25; thence Easterly along the South line of said Section 25, 1925 feet, more or less, to the Westerly right of way line of the South Branch Canal or the U.S.R.S. as shown in deed recorded in Book 29 at page 509 of Klamath County Deed Records; thence Northeasterly along said Westerly right of way line to its intersection with the Easterly line of Section 25; thence North along the Easterly line of said Section a distance of 431 feet, more or less, to the point of beginning.

EXCEPTING HOWEVER, the following described portion thereof heretofore conveyed to R. L. Fleming and Myrtle Fleming, husband and wife, by deed recorded in Book 146 at page 382 of Klamath County Deed Records: Beginning at the Northeast corner of the SE1/4 SE1/4 of said Section 25; thence South 89 degrees 57' West, 260 feet; thence South 128 feet; thence North 89 degrees 57' East to the Easterly line of said Section 25; thence North along said Section line 128 feet to the point of beginning.

ALSO EXCEPTING THEREFROM the following described portions thereof: That portion thereof conveyed to the United States of America by deed recorded on page 509 of Volume 29, Deed Records of Klamath County, Oregon, and on page 6 of Volume 88 said record of Deeds. That portion thereof conveyed to Klamath County, Oregon, by deed recorded on page 629 of Volume 75 of Deeds, Records of Klamath County, Oregon. That portion thereof conveyed to United States of America by instrument recorded on page 308 of Volume 229, Deed Records of Klamath County, Oregon.

ALSO EXCEPTING that portion lying Northerly of the North right of way line of the No. 1 Drain.

RESERVING UNTO THE GRANTORS, a 10 foot easement for ingress and egress and for a 3 second foot ditch along the South boundary of the above-described property from Turnout No. 1, C-1 Canal Easterly to the U.S.B.R. right of way for the purpose of irrigation.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 1st day
of March A.D., 19 94 at 2:51 o'clock PM., and duly recorded in Vol. M94
of Deeds on Page 6461.

FEE \$35.00

Evelyn Biehn, County Clerk

By Bonette Mueller