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## EXHIBIT "A"

Commencing at the Northeast corner of the Southeast quarter of the Southeast quarter of Section 13, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence South along the East line of the Southeast Quarter of the Southeast quarter a distance of 110 feet, which is the true point of beginning; thence West 200 feet; thence South 110 feet; thence East 200 feet; thence North 100 feet to the point of beginning.

ALSO, starting at a point which is 200 feet West of the Northeast corner of the Southeast quarter of the Southeast quarter of Section 13, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence West 198 feet; thence South 220 feet; thence East 198 feet; thence North 220 feet to the point of beginning.

TOGETHER WITH Easement recorded in Deed Volume 362 at Page 195, as follows: The privilege of ingress and egress for roadway purposes over, upon and across, the Westerly twenty (20) feet of the following described real property: Beginning at the Northeast corner of the SE1/4SE1/4 thence South along the East line of the Section a distance of one hundred ten feet, all of said property being in Section 13, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

## SUBJECT TO THE FOLLOWING:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

2. An easement created by instrument, including the terms and provisions thereof, dated October 2, 1952, recorded January 2, 1953 in Volume 258, Page 419, in favor of Midstate Electric Cooperative, Inc., a cooperative corporation, for transmission and distribution of electricity over the SE1/4 of Section 13.

That portion of Government Lot 4 lying West of the Dalles-California Highway in Section 18, Township 23, South Range 10 East of the Willamette Meridian, Klamath County, Oregon. SAVING AND EXCEPTION from the above described property any rights of way of ditches, laterals, canals and roadway.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except: acreage and use limitations under provision of the U. S. Statutes and regulations issued thereunder; Grant of Right of Way, between Frank Rojka and Josephine Rojka, h & w, dated 9-24-28, recorded 10-10-28 in Deed Volume 82 page 359, records of Klamath County,

Oregon and Provisions and Restrictions as set out in deed from Harold J. Eade & Marie M. Eade, h & w, to State of Oregon by and through its Highway Commission, dated 7-24-52, recorded 8-4-52 in Deed Vol. 256, page 119, records of Klamath County, Oregon.

## STATE OF OREGON: COUNTY OF KLAMATH: SS.

of <u>Novembe</u>	cquest of  Lise N. Bertalen  the the day    A.D., 1996  at o'clockP M., and duly recorded in Vol M96  day    of Deeds  on Page 36662
FEE \$40.00	Bernetha G. Letsch County Clerk By Fthlun Ross

Bryant Lowlin II Jarvis 40 N.W. Greenwood • P.O. Box 1151 • Bend, Oregon 97709-1151 • (541) 382-4331 • Fax (541) 389-3386