

EXHIBIT 'A' **LEGAL DESCRIPTION**

A parcel of land situated in Section 21, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the center one-quarter corner, marked by an 5/8 inch iron pin; thence South 00 degrees 02' 26" East, along the North-South center section line, 500.00 feet to a steel fence post; thence leaving said North-South center of Section line, South 70 degrees 00' 00" West 1150.00 feet to an iron axle; thence North 270.00 feet to a 5/8 inch iron pin; thence South 61 degrees 05' 00" West, 272.76 feet to a point on the West line of the East half of the West half of said Section 21; thence along said West line North 00 degrees 04' 26" East, 829.80 feet to its intersection with a fence from the East; thence leaving said West line, North 60 degrees 02' 36" East, 803.03 feet to the point of intersection with said fence; thence along said fence, North 67 degrees 38' 11" East, 251.68 feet to a point; thence continuing along said fence North 70 degrees 18' 03" East, 413.16 feet to its intersection with said center of section line; thence leaving said fence along said center of section line South 00 degrees 02' 26" East, 710.60 feet, to the point of beginning.

TOGETHER WITH an easement for ingress and egress purposes, consisting of the right to use the existing road that provides Northerly access from Reeder Road to the herein described property, as set forth in Easement Agreement, subject to the terms and provisions thereof, dated December 30, 1983 and recorded January 13, 1984 in Volume M84, page 701, Microfilm Records of Klamath County, Oregon.

EXCEPTING THEREFROM.

A tract of land situated in the SE1/4 NW1/4 of Section 21, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the East line of the said SE1/4 NW1/4, from which the center 1/4 corner of said Section 21 bears S 00 degrees 02' 26" East, 289.21 feet; thence North 00 degrees 02' 26" West, along said East line, 421.39 feet; thence South 70 degrees 18' 03" West, 413.16 feet; thence South 67 degrees 38' 11" West, 251.68 feet; thence South 60 degrees 02' 36" West, 365.55 feet; thence South 89 degrees 45' 58" East, 938.76 feet to the point of beginning.

EXHIBIT B

1. Reservations and restrictions, subject to the terms and provisions thereof, as contained in Contract between Lorin H. Tyron, et ux, and United States of America dated December 11, 1929 and recorded January 6, 1930 in Volume 88, page 454, Deed Records of Klamath County, Oregon, relating to the flooding of Lot 2.

2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.

3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Basin Improvement District.

4. An easement created by instrument, subject to the terms and provisions thereof,
 Dated: January 25, 1979
 Recorded: March 8, 1979
 Volume: M79, page 5267, Microfilm Records of Klamath County, Oregon
 In favor of: Pacific Power and Light Company
 For: 10 foot wide easement for underground electrical circuit

5. Easement Agreement, subject to the terms and provisions thereof,
 Dated: December 30, 1983
 Recorded: January 13, 1984
 Volume: M84, page 701, Microfilm Records of Klamath County, Oregon
 By and Between: Harold A. Campbell, Seller and 960 Radio, Inc., an Oregon corporation,
 Purchaser
 For: Ingress and egress

The interest of 960 Radio Inc., was assigned to Todd Communications, Inc. by Assignment, subject to the terms and provisions thereof, dated May 13, 1988 and recorded May 13, 1988 in Volume M88 at page 7573, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Ameri title the 10th day
 of December A.D., 19 98 at 3:16 o'clock P. M., and duly recorded in Vol. M98
 of Deeds on Page 45214

FEE \$40.00

By Bernetha G. Letsch, County Clerk
Ruthless Ross