Themas H. Rabe 20 CC 27 IIII 22 Themas H. Rabe 20 CC 27 IIII 22 Themas H. Rabe 20 CC 27 IIII 22 Themas H. Rabe Particles Alleredth, James H. Rabe, And Themas H	FOF M, No. 723 - BARGAIN AND SALE DEED (Individual or Corporate).	COP	YRIGHT 1996 STEVENS-NESS LAW PUBLISHING CO., PORT	LAND, OR 97204	
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EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1:

The N1/2 of NE1/4 of NW1/4 of Section 17, Township 24 South, Range 9 East, of the Willamette Meridian, Klamath County, Oregon, EXCEPT a strip of land not exceeding 60 feet in width commencing at the West line of the meadow at its intersection with the South quarter line of the Northwest quarter of said Section 17 and running thence Northeasterly by the most practical route to the North line of said Section 17, it being the intention that said strip of land last above mentioned shall be the easement of right of way for a log railroad constructed over and upon that part of the Northwest quarter of said Section 17 which lies West of the Deschutes River and East of the tract described as follows:

Commencing at the Northwest corner of Section 17, in Township 24 South, Range 9 East, Willamette Meridian, Klamath County, Oregon, and running thence East 1,320 feet; thence South 875 feet; thence South 28 degrees 26' West 811 feet; thence South 28 degrees 49' West 373 feet; thence South 44 degrees 18' West 640 feet; thence South 39 degrees 31' West 316 feet to the quarter corner of the West line of said Section 17; thence North 0 degrees 49' West along the West line of said Section 17, 2,640 feet, more or less, to the point of beginning.

PARCEL 2:

Lot 6 in Block 1 of ROBERTS RIVER ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

- 1. The premises herein described are within and subject to the statutory powers, including the power of assessment and easements of Walker Range Timber Fire Patrol. (Affects Parcel 1)
- 22 Rights of the public and of governmental bodies in and to that portion of the premises described herein, now or at any time lying below the high water mark of the Little Deschutes River, including any ownership rights which may be claimed by the State of Oregon, in and to any portion of the premises now or at any time lying below the ordinary high water mark thereof. (Affects Parcel 1)
- 3 Any adverse claim based upon the assertion that:
 - A) Some portion of said land has been brought within the boundaries thereof by an avulsive movement of the Little Deschutes River or has been formed by accretion to any such portion.
 - B) Some portion of said property has been created by deposit of artificial fill.

And Excepting:

- C) The rights of the public and governmental bodies for fishing, navigation and commerce in and to any portion of the premises herein described, lying below the high water line of the Little Deschutes River.
- D) The right, title and interest of the State of Oregon in and to any portion lying below the high water line of Little Deschutes River. (Affects Parcel 2)
- Reservations as contained in plat dedication, to wit:

"The 16 foot easement centered on the back and side lines as shown on the within plat for public utilities. There is to be no access from State Highway 97 to abutting lots." (Affects Parcel 2)

For: Power Easements as dedicated or delineated on the recorded plat.

Affects: a Southeasterly portion of Parcel 2

- 6 Setback line as delineated on the face of the plat of Roberts' River Acres.
- 7 I Top of bank as delineated on the face of the plat of Roberts' River Acres.
- 8 : Easements as dedicated or delineated on the recorded plat. For: Fishing

Affects: Affects a strip of land 20' wide in a Northwesterly portion of Parcel 2

9 4. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin, imposed by instrument, subject to the terms and provisions thereof, Recorded: November 2, 1996

Volume: M66, page 11487, Microfilm Records of Klamath County, Oregon Recorded: May 22, 1972
Volume: M72, page 5442, Microfilm Records of Klamath County, Oregon (Affects Parcel 2)

10. An easement created by instrument, subject to the terms and provisions thereof,

Dated: September 6, 1988 Recorded: February 9, 1989

Volume: M89, page 2584, Microfilm Records of Klamath County, Oregon In favor of: Midstate Electric Cooperative, Inc., a Cooperative corporation

For: Electric transmission line

(Affects Parcel 2)

State of Oregon, County of Klamath Recorded 12/29/00, at //:22a m. In Vol. M00 Page 46919 Linda Smith, Fee\$_3/ 00 County Clerk