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Exhibit "A"

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Legal Description

The Leasehold Interest created pursuant to that certain Ground Lease Agreement dated November 27, 1988, executed by and between Barbara Dean Ensminger and Dean Brooks Warner, as Lessor, and James R. Titus and Frieda J. Titus, as lessee, filed of record in the records of Klamath County, Oregon, which Lease has been assigned by lessee, to Traughber Oil Co., as evidenced by that certain unrecorded Assignment and Modification of Ground Lease and Consent to Assignment dated January 1, 2000, and covering certain real property more particularly described as follows:

Lots 2, 3, 4 and the N 1/2 of Lot 5 in Block 207 of MILLS ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

State of Oregon, County of Klamath Recorded 1/12/00, at <u>3:5/p.</u>m. In Vol. MOD Page // <u>8/</u> Linda Smith, County Clerk Fee\$ <u>4/</u> ²

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