

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 21 in Block 4 of TRACT 1299, SECOND ADDITION TO FERNDALE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM...

A tract of land being a portion of Lot 21 in Block 4 of TRACT 1299, SECOND ADDITION TO FERNDALE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, situated in the NW1/4 NW1/4 of Section 13, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the corner common to Lot 22, Block 4 and said Lot 21, said point being on the right of way line of Pinnacle Place; thence South $19^{\circ} 33' 10''$ West 102.23 feet to a point on the South line of said Lot 21; thence South $89^{\circ} 47' 55''$ West 16.00 feet to the corner common to Lots 13 and 14, Block 4, and said Lots 21 and 22; thence North $27^{\circ} 31' 00''$ East 108.68 feet to the point of beginning, with bearings based on the plat of "Tract 1299 - Second Addition to Ferndale", on file at the office of the Klamath County Surveyor.