

EXHIBIT "A" LEGAL DESCRIPTION

Land in the City of John Day, Grant County, Oregon, as follows:

In Block "E": Beginning at a point on the Northerly right of way line of Main Street in the City of John Day; said point being the Southwest corner of the Leo Gunther property; said point also being 590.7 feet South and 558.8 feet West of the North quarter corner of Sec. 26, Twp. 13 S., R. 31 E., W.M.; thence N. 7° 28' E., along the Westerly line of the Gunther property (and extending beyond the Northwest corner of said property 8.0 feet) 83.0 feet; thence N. 81° 24' W. 50.70 feet; thence N. 8° 26' E. 6.82 feet; thence N. 86° 12' W. 36.02 feet; thence S. 3° 50' W. 22.04 feet; thence N. 87° 53' W. 6.08 feet; thence S. 1° 55' W. 59.57 feet to the Northerly right of way line of said Main Street; thence S. 78° 02' E., along said Northerly right of way line, 85.66 feet to the point of beginning.

ALSO, Beginning at a point which is 494.01 feet South and 579.14 feet West of the North 1/4 corner of Sec. 26, Twp. 13 S., R. 31 E., W.M.; thence N. 89° 59' 33" E. 27.50 feet; thence S. 0° 39' 00" W. 3.00 feet; thence N. 89° 44' 00" E. 2.27 feet; thence S. 8° 03' 45" W. 10.34 feet; thence N. 82° 11' 27" W. 28.68 feet; thence N. 0° 39' 00" E. 9.32 feet to the point of beginning.
All according to Map of Survey No. 518 as filed in the Office of the Grant County Surveyor.

SAVE & EXCEPT from the above described property all that portion included in Deed from L. A. Groen and Mary Ellen Groen, husband and wife, to G. L. Herburger and Edythe C. Herburger, husband and wife, dated July 17, 1978, recorded July 18, 1978 in Book 119, Page 354, Deeds, to-wit:
Beginning at a point where the North line of Main Street intersects the West line of North Canyon Blvd., said point being 599.34 feet South and 509.83 feet West of the North 1/4 corner of Sec. 26, Twp. 13 S., R. 31 E., W.M.; thence N. 78° 57' W., along the North line of said Main Street, 48.00 feet; thence N. 6° 11' 15" E. 11.79 feet; thence N. 81° 56' 15" W. 5.21 feet; thence N. 8° 03' 45" E. 81.50 feet; thence N. 89° 44' E. 40.73 feet to the West line of said North Canyon Blvd.; thence S. 0° 39' W., along said West line, 102.55 feet, to the point of beginning.
All according to Map of Survey No. 518 as filed in the Office of the Grant County Surveyor.
(Tax Acct. 3-1 13-31-26BA TL2401; Ref. 1121)

Land in the CITY OF JOHN DAY, Grant County, Oregon, as follows:

In Block "E": Beginning at a point 487.74 feet South and 579.10 feet West from the North quarter corner of Sec. 26, Twp. 13 S., R. 31 E., W.M.; thence N. 0° 55' E. 28.6 feet; thence S. 89° 13' E. 70.5 feet to the West boundary line of Church Street;

thence N. 0° 55' E. 20.0 feet;
thence N. 89° 13' W. 75.0 feet;

thence N. 0° 55' E. 5.4 feet;
thence N. 89° 13' W. 14.5 feet;
thence N. 0° 55' E. 29.4 feet to the North boundary line of Lot 7 in said Block "E";
thence N. 89° 13' W. 65.5 feet to the Northwest corner of said Lot 7;
thence S. 0° 38' E. 85.3 feet;
thence S. 88° 37' E. 22.5 feet;
thence N. 55° 00' E. 18.7 feet;
thence S. 79° 15' E. 46.0 feet to the point of beginning,
being a portion of Lots 6 and 7 in said Block "E".

ALSO, Beginning at a point on the West line of Canyon Blvd. (formerly Church Street); said point being 496.8 feet South and 508.8 feet West of the North quarter corner of Sec. 26, Twp. 13 S., R. 31 E., W.M.;
thence N. 89° 13' W. 43.0 feet;
thence N. 0° 55' E. 3.0 feet;
thence N. 89° 13' W. 27.5 feet;
thence N. 0° 55' E. 5.0 feet;
thence N. 79° 15' W. 46.0 feet;
thence S. 55° 00' W. to a point which is N. 3° 50' E. of the most Northwesterly corner of the tract of land conveyed to
Heinrich Gottfried Brandli, et ux, by Deed dated Aug. 15, 1961, recorded Sept. 26, 1961 in Book 85, Page 582, Deed
Records of Grant County, Oregon;
thence S. 3° 50' W. to said Northwesterly corner;
thence S. 86° 12' E. 36.02 feet;
thence S. 8° 26' W. 6.82 feet;
thence S. 81° 24' E. 50.70 feet;
thence S. 7° 28' W. 8.00 feet;
thence N. 88° 03' E. 40.00 feet to the West line of said Canyon Blvd.;
thence N. 0° 55' E., along said West line, 18.1 feet to the place of beginning;
SAVE & EXCEPT the Easterly portion of the above described tract conveyed to Wallace D. Muzzy, et ux,
by Deeds dated Oct. 17, 1968, recorded Oct. 24, 1968 in Book 99, Page 640, Deed Records of Grant
County, Oregon; and dated June 17, 1969, recorded June 18, 1969 in Book 101, Page 223, said Deed
Records.

ALSO, Beginning at the Northwest corner of Lot 6 in said Block "E";
thence N. 89° 13' W. 14.7 feet;
thence S. 0° 55' W. 29.4 feet;
thence S. 89° 13' E. 14.5 feet to the West line of said Lot 6;
thence N. 0° 55' E., along said West line, 29.4 feet to the place of beginning.
(Tax Acct. 3-1 13-31-26BA TL2600; Ref. 1124)