

A-26654

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10241

SPECIAL POWER OF ATTORNEY

I, MAE ROARK, hereby make, constitute
and appoint LOU KELLISON, as my true and lawful Attorney
for me and in my name, place and stead and for my use and
benefit:

1. To exercise any or all of the following powers as to the real property described in Exhibit "A", attached hereto and made a part hereof by reference, any interest therein and/or any building thereon; to contract for, purchase, receive and take possession thereof and of evidence of title thereto; to lease the same for any term or purpose, including leases for buildings, residence and oil and/or mineral development; to sell, exchange, grant or convey the same with or without warranty; and to mortgage, transfer in trust, or otherwise encumber or hypothecate the same to secure payment of a negotiable or non-negotiable note or performance of any obligation or agreement;
2. To exercise any and all of the foregoing powers as to all kinds of personal property and goods, wares and merchandise located on the real property described in Exhibit "A"; to contract for, buy, sell, exchange, transfer and in any legal manner, deal in and with the same; and to mortgage, transfer in trust or otherwise encumber or hypothecate the same to secure payment of a negotiable or non-negotiable note or performance of any obligation or agreement;
3. To ask, demand, sue for, recover, collect and receive each and every sum of money arising out of any obligation or transaction concerning the real property described in Exhibit "A", belonging to or claimed by me, and to use and take any lawful means for the recovery thereof by legal process or otherwise, and to execute and deliver a satisfaction or release therefor, together with the right and power to compromise or compound any claim or demand;
4. To transact business of any kind or class and as my act and deed to sign, execute, acknowledge and deliver any deed, lease, assignment of lease, covenant, indenture, indemnity, agreement, mortgage, deed of trust, assignment of mortgage or of the beneficial interest under deed of trust, execution or renewal of any obligation, subordination or waiver of priority, hypothecation bottomry, charter-party, bill of lading, bill of sale, bill, bond,

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note, whether negotiable or non-negotiable, receipt, evidence of debt, full or partial release or satisfaction of mortgage, judgment and other debt, request for partial or full reconveyance of deed of trust and such other instruments in writing of any kind or class as may be necessary or proper with regard to the real property described in Exhibit "A".

I ALSO GIVE SAID ATTORNEY full power and authority to do and perform all and every act and thing whatsoever requisite, necessary or appropriate to be done in and about the premises as fully to all intents and purposes as I might or could do if personally present, hereby ratifying all that my said Attorney shall lawfully do or cause to be done by virtue of these presents. The powers and authority hereby conferred upon my said Attorney shall be applicable to all the real property described in Exhibit "A" and all the personal property or interest therein located on the real property described in Exhibit "A".

My said Attorney is empowered hereby to determine in his sole discretion the time when, purpose for and manner in which any power herein conferred upon him shall be exercised, and the conditions, provisions and covenants of any instrument or document which may be executed by him pursuant hereto; and in the acquisition or disposition of real property or personal property, my said Attorney shall have exclusive power to fix the terms thereof for cash, credit and/or property, and if on credit with or without security.

The undersigned, if a married woman, hereby further authorizes and empowers my said Attorney, as my duly authorized agent, to join in my behalf in the execution of any instrument by which any community real property or any interest therein, now owned or hereafter acquired by my spouse and myself, or either of us, is sold, leased, encumbered or conveyed.

When the context so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.

EXECUTED this 12th day of February,
1976.

Mae Roark
MAE ROARK

2086

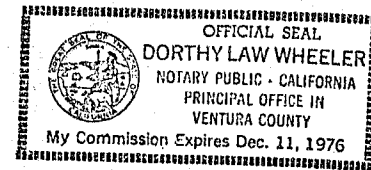
STATE OF CALIFORNIA)

COUNTY OF VENTURA)

ss.

On February 12, 1976 before me,
the undersigned a Notary Public in and for said County
and State, personally appeared MAE ROARK, known to me to
be the person whose name is subscribed to the within instrument
and acknowledged that she executed the same.

WITNESS my hand and official seal.



Dorthy Law Wheeler
NOTARY PUBLIC

2097

That certain real property located in the County
of Klamath, State of Oregon, and legally described as follows:

A portion of Tract #25, ALTAMONT SMALL FARMS,
described as follows: Beginning at a point
at the northeasterly corner of said Tract 25
and running thence N. 88° 46' W. along the
northerly boundary of said tract, 132.0 feet;
thence S. 0° 11' E. 107.33 feet; thence S.
89° 07' E. 132.0 feet to the easterly boundary
of said tract; thence N. 0° 11' E. along the
easterly boundary of said tract 106.93 feet,
more or less, to the point of beginning and
containing one-third of an acre, more or less,
and being a portion of said Tract 25 and
situate in Klamath County, Oregon. SUBJECT,
ALSO to a 10 foot strip of land extending
along the eastern boundary line, being
reserved for county road purposes. All bear-
ings and distances to conform to the bearing
and distances shown on aforesaid plat of the
ALTAMONT SMALL FARMS. Subject to existing
contracts with the United States and Klamath
Irrigation District, and subject to the right
to take water for irrigation purposes along
or across said land for the benefit of other
land and subject to any and all ditches now
in use or on or across the said land.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of KLAMATH COUNTY TITLE CO
this 17th day of FEBRUARY 1976 at 9:12 o'clock A. M., and
duly recorded in Vol. M 76, of DEEDS on Page 2094

FEE \$ 12.00

W. D. MILNE, County Clerk

Hazel Craig

EXHIBIT "A"