

38-11859-5
25690

POWER OF ATTORNEY

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KNOW ALL MEN BY THESE PRESENTS, That I, DELOS E. ROBBINS, of Missoula, Montana, have made, constituted and appointed and do hereby make, constitute and appoint KARL R. KARLBERG, of Missoula, Montana, my true and lawful attorney, for me and in my name and on my behalf to do and perform all matters and things, transact all business, and act for me in all matters affecting the sale of that certain real property located in Klamath County, Oregon, generally known as "Willow Valley Ranch", and particularly described in Exhibit "A" attached hereto and by this reference made a part hereof. I specifically grant unto my attorney the following powers in connection with the sale of said land:

(a) To sell, exchange, or otherwise dispose of said real property, and to execute all papers, contracts, deeds, bills of sale, security agreements, financing statements, and any and all other documents or instruments relating to the real and personal property comprising said Willow Valley Ranch.

(b) To receive and receipt for any and all sums of money or payments due or to become due to me, to accept for and receive all notes, mortgages, security instruments running in favor of the undersigned.

(c) To pay any and all bills, accounts, claims, and demands, escrow charges, attorney fees, interest payments, and taxes arising out of or in anywise pertaining to the sale of said Willow Valley Ranch.

(d) To act for me and in my stead with respect to the sale of said real property.

I do further ratify and confirm whatsoever my attorney shall do or has done by the authority hereof.

IN WITNESS WHEREOF, I have hereunto set my hand and seal
this 12th day of December, 1976.

Delos E. Robbins

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STATE OF MONTANA, ()
County of Missoula.) ss.

On this 12 day of December, 1976, before me,
the undersigned, a Notary Public for the State of Montana, person-
ally appeared DELOS E. ROBBINS, known to me to be the person
whose name is subscribed to the within instrument, and acknowledged
to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and
affixed my official seal the day and year in this certificate first above
written.

Thomas H. Boone
Notary Public for the State of Montana
Residing at Missoula, Montana
My Commission expires March 13, 1979

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EXHIBIT "A"

Real property located in Township Forty and Township 41 South,
Range 14 East, W. M. as more particularly described in Exhibit "A"
attached hereto.

SUBJECT TO:

Reservations, easements, and rights-of-way of record and those
apparent upon the premises;

AND SUBJECT TO:

A mortgage dated January 12, 1973, recorded January 17, 1973, in
Book M-73, page 625, Microfilm Records of Klamath County, Oregon,
in the face amount of \$420,000.00, executed by Frederick W. Hyde
and Elizabeth H. Hyde, husband and wife, to the Federal Land Bank
of Spokane, a corporation, which note and mortgage grantee expressly
assumes and agrees to pay the same as it becomes due and owing.

PARCEL 1

The following described real property in Klamath County, Oregon:

In Township 40 South, Range 14 East of the Willamette Meridian:

Section 17: The W 1/2 SW 1/4

Section 18: That portion of the E 1/2 SE 1/4 lying East of the County Road

Section 19: That portion of the E 1/2 E 1/2 lying East of the County Road

Section 20: That NW 1/4 and the S 1/2 EXCEPT that portion lying Westerly and Southwesterly of the County Road.

Section 28: The W 1/2 and the SW 1/4 SE 1/4 EXCEPT portion described in Deed Volume 275 at page 473.

Section 29: The N 1/2, the NE 1/4 SW 1/4 and the SE 1/4 EXCEPT portion described in Deed Volume 275 at page 473.

Section 32: The NE 1/4 EXCEPT portion described in Deed Volume 275 at page 473.

Section 33: The W 1/2 and the W 1/2 E 1/2 EXCEPT portion described in Deed Volume 275 at page 473.

In Township 41 South, Range 14 East of the Willamette Meridian:

Section 3: All EXCEPT Government Lot 1

Section 4: All EXCEPT that portion lying South of the County Road

Section 5: Government Lot 1, The SE 1/4 NE 1/4

Section 9: The N 1/2 NE 1/4 EXCEPT that portion lying South of the County Road

Section 10: The N 1/2 NW 1/4 EXCEPT that portion South of the County Road

PARCEL 2

In Township 40 South, Range 14 East of the Willamette Meridian:

Section 33: The E 1/2 SE 1/4

Section 34: The SW 1/4 SW 1/4

In Township 41 South, Range 14 East of the Willamette Meridian:

Section 3: Government Lot 1

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of TRANSAMERICA TITLE COMPANY

this 18th day of February A. D. 1977 at 4:21 o'clock PM.

July recorded in Vol. M 77, of DEEDS on Page 2985.

Wm D. MILNE, County Clerk

By Hazel D. Dwyer

Return:

T/A - Susan

Fee \$ 12.00