

68227

Vol. <sup>m</sup> 79 Page 12751

**Know all Men by these Presents:**

**That** I, ELIZABETH M RICHARDS, residing at 4015 Higuera Road, San Jose, California

do by these presents appoint my husband, JOHN RICHARDS, IV

attorney in fact, for me and in my name and for my use and benefit to act for me in connection with all matters pertaining to the sale of the property commonly known as the Willow Valley Ranch or Higuera Morgan Farms located in Klamath County, Oregon (SEE EXHIBIT A) including all personal property thereon or interests therewith, including but no limited to demand, sue for, collect, and receive all such sums of money, debts, dues, accounts, legacies, bequests, interests, dividends, annuities, and demands whatsoever, as are now or shall hereafter become due, owing, payable, or belonging to me and have, use, and take all lawful ways and means in my name or otherwise for the recovery thereof by attachment, arrest, or otherwise, and to compromise and agree for the same, and to make and deliver discharges for the same for me and in my name; to contract for, purchase, receive, and take lands, tenements, and hereditaments, and accept the seisin and possession of all lands, and all deeds and other assurances in the law therefor, and to lease, let, sell

release, convey, mortgage, convey by way of deed of trust, and hypothecate lands, tenements, and hereditaments upon such terms and conditions, and under such covenants as he shall think fit; also to bargain for, buy, sell, mortgage, hypothecate, and in any way and every way and manner deal in and with goods, wares, and merchandise, choses in action, and other property in possession or in action, and to do every kind of business of what nature or kind soever; and also for me and in my name, and as my act and deed to make, sign, seal, execute, acknowledge, and deliver deeds, leases and assignments of lease, covenants, indentures, agreements, mortgages, deeds of trust and reconveyances thereunder, hypothecations, bottomries, charter-parties, bills of lading, bills, bonds, notes, receipts, evidences of debt, releases and satisfaction of mortgage, judgments, and other debts, and such other instruments in writing of whatever kind and nature as may be necessary, convenient, or proper in the premises including assignments of accounts receivable, notices of the expected assignments of such accounts, and cancellation of such notices; also, in case of loss by fire, or otherwise, to adjust insurance losses.

This power of attorney shall expire on June 15, 1979

**Giving** unto my said attorney full power to perform every act and thing which he may think necessary 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 and confirming all that my said attorney shall lawfully do or cause to be done by virtue of these presents.

**In Witness Whereof** I have hereunto set my hand the 31st day of May one thousand nine hundred and Seventy Nine

Signed and Delivered in the Presence of

*Elizabeth M Richards*

12752

STATE OF CALIFORNIA }  
COUNTY OF Santa Clara } ss.

On this 31st day of May in the year one thousand nine  
hundred and Seventy Nine before me, AXEL K FUNKE  
a Notary Public, State of California, duly commissioned and sworn, personally  
appeared ELIZABETH M. RICHARDS

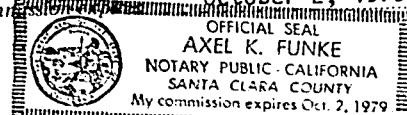
known to me to be the person whose name is subscribed to the within  
instrument and acknowledged to me that she executed the same.

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

*Axel K Funke*  
Notary Public, State of California

My commission expires October 2, 1979

Cowdery's Form No. 32 - Acknowledgement - General (C. C. Sec. 1190a)



DESCRIPTION OF PROPERTY

12753

All the following described real property situate in Klamath County, Oregon:

PARCEL 1

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

Section 17:  $W\frac{1}{2}SW\frac{1}{4}$

Section 18: That portion of the  $E\frac{1}{2}SE\frac{1}{4}$  lying East of the County Road.

Section 19: That portion of the  $E\frac{1}{2}E\frac{1}{2}$  lying East of the County Road.

Section 20:  $NW\frac{1}{4}$ , and the  $S\frac{1}{2}$  EXCEPT that portion lying Westerly and Southwesterly of the County Road.

Section 28:  $W\frac{1}{2}$ , and the  $SW\frac{1}{4}SE\frac{1}{4}$  EXCEPT that portion described in Deed Volume 275 page 473.

Section 29:  $N\frac{1}{2}$ , and the  $NE\frac{1}{4}SW\frac{1}{4}$ , and the  $SE\frac{1}{4}$  EXCEPT that portion described in Deed Volume 275 on page 473.

Section 32:  $NE\frac{1}{4}$  EXCEPT that portion described in Deed Volume 275 at page 473.

Section 33:  $W\frac{1}{2}$ , and the  $W\frac{1}{2}E\frac{1}{2}$  EXCEPT that portion described in Deed Volume 275 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, and the  $SE\frac{1}{4}NE\frac{1}{4}$

Section 9:  $N\frac{1}{2}NE\frac{1}{4}$  EXCEPT that portion lying South of the County Road.

Section 10:  $N\frac{1}{2}NW\frac{1}{4}$ , EXCEPT that portion lying South of the County Road.

PARCEL 2

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

Section 33:  $E\frac{1}{2}SE\frac{1}{4}$

Section 34:  $SW\frac{1}{4}SW\frac{1}{4}$

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

Section 3: Government Lot 1

*Re: Klamath County Title*

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 1st day of June, A.D., 19 79 at 3:26 o'clock P.M., and duly recorded in Vol. 1170 of Power of Attorney on Page 12751.

FEE \$9.00

WM. D. LEMEL, County Clerk  
By Bernice Hilborn Deputy