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POWER OF ATTORNEY.

KNOW ALL MEN BY THESE PRESENTS.

26
JUN 1 1979
JUN 1 1979

THAT ELIZABETH M. RICHARDS has made, constituted and appointed, and by these presents do make, constitute and appoint my husband, JOHN RICHARDS, IV. true and lawful attorney for me and in my name, place and stead, giving and granting unto said attorney full power and authority to do and perform all and every act and thing whatsoever requisite and 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, with full power of substitution and revocation, hereby ratifying and confirming all that said attorney or su'stitute shall lawfully do or cause to be done by virtue hereof, including but not limited to (1) B. L. M. grazing permit, (2) Ranch equipment, (3) Equipment leasing rights, (4) Brand, (5) Motor vehicles, all those things necessary to sell the real property located in Klamath County, Oregon, commonly known as the Willow Valley Ranch, or the Higuera Ranch II. SEE EXHIBIT A.

This power of attorney shall expire on June 15th, 1979.


In Witness Whereof, I have hereunto set my hand and seal this 31st day of May, 1979, in the city of San Jose, California.

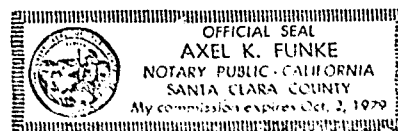

ELIZABETH M. RICHARDS

STATE OF CALIFORNIA)
 ss.)
COUNTY OF SANTA CLARA)

On May 31, 1979, before me, the undersigned, a Notary Public in the aforesaid County and State, appeared ELIZABETH M. RICHARDS, known to me to be the person whose name subscribed hereinabove, and acknowledged to me that she executed same.

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


AXEL K. FUNKE.
Notary Public.



DESCRIPTION OF PROPERTY

12755

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: $W\frac{1}{2}SW\frac{1}{2}$

Section 18: That portion of the $E\frac{1}{2}SE\frac{1}{2}$ 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 $SW\frac{1}{2}SE\frac{1}{2}$ 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: $E\frac{1}{2}SE\frac{1}{2}$

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. 12754 of Power of Attorney on Page 12754.

\$6.00
FEE _____

WM. D. MILNE, County Clerk
By Bernetha Chuteck Deputy