

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that I, HELEN ANN EHLERS, of Klamath Falls, Klamath County, Oregon, have made, constituted and appointed, and by these presents do make, constitute and appoint FREDERICK D. EHLERS of Klamath Falls, Klamath County, Oregon, true and lawful attorney, for me and in my name, place and stead:

1) To lease, let, contract for, encumber and insure any and all interest that I have or may have in the real property situated in Klamath County, Oregon, described in Exhibit A attached hereto and by this reference incorporated herein;

2) To manage, maintain and operate the business of the shopping center known as Jefferson Square to be located on the property described in Exhibit A attached hereto;

3) To ask for, demand, recover, collect and receive all moneys, debts, rents, accounts and claims whatsoever which are now or may become due, owing and payable belonging to me, and to have, use and take all lawful ways and means in my name for recovery of any thereof by attachments, liens or otherwise in connection with the real property described in Exhibit A attached hereto, or the operation of Jefferson Square to be located thereon;

4) In connection with any of the powers herein granted, to sign, make, execute, acknowledge and deliver in my name any and all contracts, leases, promissory notes, drafts, acceptances, evidences of debt, obligations, mortgages, pledges, satisfactions, releases, acquittances, receipts, bonds and any and all other instruments whatsoever, with such general or special agreements and covenants, including those of warranty, as to my said Attorney may seem right, proper and expedient;

5) To employ, pay and discharge clerks, workmen, brokers and others, including counsel and attorneys in connection with the exercise of any of the foregoing powers;

giving and granting unto my said Attorney full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done, 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 my said attorney or his substitute shall lawfully do or cause to be done, by virtue thereof.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 26th day of September, 1979.

Helen Ann Ehlers
Helen Ann Ehlers

STATE OF OREGON)
County of Klamath) SS

BE IT REMEMBERED, that on this 26th day of September, 1979, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within-named Helen Ann Ehlers known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that she executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

William L. Sisemore
Notary Public for Oregon

(SEAL)

My Commission Expires: Oct 8, 1982

DESCRIPTION

A parcel of land lying in the Northwest quarter of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Starting at the Northwest corner of said Section 3; thence South 00° 00' 30" East along the Westerly boundary of Section 3 and the centerline of Washburn Way, 917.42 feet to the intersection with the present centerline of Sixth Street, formerly known as the Dalles-California Highway, recorded bearing South 55° 52' 30" East, at Engineers Station 9 + 17.42 feet on Washburn Way and Engineers Station 16 + 14.87 feet on Sixth Street present centerline, and continuing thence along said boundary and centerline 48.32 feet to Engineers Station 9 + 65.74 feet on South boundary of Sixth Street, which is distant 40 feet at right angles Southwesterly from centerline of Sixth Street at Engineers Station 16 + 41.99 feet; thence South 55° 52' 30" East parallel to said centerline 463.02 feet to the true point of beginning of this description; thence from said true beginning point continuing South 55° 52' 30" East parallel to said centerline 795.36 feet; thence at right angles South 34° 07' 30" West, 204.00 feet; thence South 55° 52' 30" East parallel to Sixth Street 145.00 feet; thence at right angles South 34° 07' 30" West, 183.80 feet, more or less, to Northerly right of way line of the Oregon, California and Eastern Railroad; thence North 66° 57' 30" West along said line 982.45 feet, more or less, to a point on the Easterly right of way line of Washburn Way which is 40.00 feet Easterly of said centerline; thence North 00° 00' 30" West along said right of way line 503.39 feet; thence South 55° 52' 30" East, 306.22 feet; thence North 34° 07' 30" East, 160.00 feet to the true point of beginning.

TA

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 27th day of September A. D. 1979 at 10:37 clock A. M., on

fully recorded in Vol. M749, of Power of Attorney on Page 22858

Wm D. MILNE, County Clerk
By Bernice A. Hetch

Fee \$7.00