

TK

3424

TA 8-1310-7

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KNOW ALL MEN BY THESE PRESENTS, That I, LARRY W. RABE

have made, constituted and appointed, and by these presents do hereby make, constitute and appoint KATHRYN L. RABE my true and lawful attorney for me and in my name, place and stead, and for my use and benefit to sell and convey to any party or parties at such price or prices and upon such terms as to him shall seem meet, all or any portion of the following described real property situate, lying and being in the county of Klamath in the state of Oregon and more particularly described, as follows, to-wit:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF. A

with all the privileges and appurtenances thereunto belonging or in anywise appertaining, and for me and in my name to make out, execute, acknowledge and deliver proper deeds of conveyance of the same with or without covenants of seisin, freedom from encumbrances and warranty.

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 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 my said attorney or my said attorney's substitute or substitutes shall lawfully do or cause to be done by virtue of these presents.

In construing this instrument and where the context so requires, the singular includes the plural.

Dated August 14, 19 81.

Larry W. Rabe

STATE OF OREGON, County of Klamath) ss.

Personally appeared the above named Larry W. Rabe

August 14, 19 81

and acknowledged the foregoing instrument to be his voluntary act and deed.

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon. My commission expires 3-22-85

POWER OF ATTORNEY

TO

AFTER RECORDING RETURN TO

Mrs. & Mrs. Larry W. Rabe
P.O. Box 171

Merrill Oregon 97633
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of } ss.

I certify that the within instrument was received for record on the day of , 19 , at o'clock M., and recorded in book on page or as file/real number Record of of said County.

Witness my hand and seal of County affixed.

By

Recording officer.

Deputy.

The North 30 acres of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 16, Township 41 South, Range 12 EWM, more particularly described as follows:

Beginning at the quarter section corner common to Sections 9 and 16, Township 41 South, Range 12 EWM, and running thence West on the Section line between the said Sections 9 and 16, to the Northeast corner of Lot 1 in said Section 16; thence South along the East line of said Lot 1, 15 chains; thence East to the East line of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 16; thence North along the said East line of the NE $\frac{1}{4}$ NW $\frac{1}{4}$, 15 chains to the point of beginning, EXCEPT THEREFROM THE FOLLOWING:

A parcel of land commencing at a point in the center line of the county road marking the Easterly boundary of the said NE $\frac{1}{4}$ NW $\frac{1}{4}$ of the said Section 16, Township 41 South, Range 12 EWM, as the same is now located and constructed and from which point the North quarter corner of the said Section 16, Township 41 South, Range 12 EWM, bears North 486.53 feet distant and running thence North 88° 34' West 325.80 feet; thence South and parallel with said county road center line, 514.27 feet, more or less, to a point in the center line of a drain ditch constructed along the line marking the Southerly boundary of the North half of the South half of the said NE $\frac{1}{4}$ NW $\frac{1}{4}$; thence South 88° 59' East along said center line of said drain ditch, 325.76 feet, more or less, to a point in the center line of said county road; thence North 511.90 feet, more or less, along said road center line to said point of beginning.

Subject to:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Irrigation District.
2. As disclosed by the assessment and tax roll, the premises herein have been specially assessed for farm use. If the land becomes disqualified for this special assessment under the statutes, an addition tax, plus interest and penalty, will be levied for the number of years in which this special assessment was in effect for the land.
3. Mortgage, including the terms and provisions thereof, recorded April 14, 1975 in Book: M-75 Page: 3936 in favor of Dennis C. Ingram and Ellen M. Ingram, which grantees herein assume and agree to pay.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 19th day of August A.D. 19 81 at 3:43 o'clock P.M., and

duly recorded in Vol. M81, of Deeds on Page 14811

By Evelyn Biehn, County Clerk
Bernetha J. Letsch

Fee \$7.00