

08241

K 34888

TK 27558

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KNOW ALL MEN BY THESE PRESENTS, That I, James S. Wolfgram

have made, constituted and appointed, and by these presents do hereby make, constitute and appoint Michele F. Wolfgram 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:

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 30, 1983

James S. Wolfgram

STATE OF OREGON, County of Klamath) ss. August 30, 1983

Personally appeared the above named James S. Wolfgram and acknowledged the foregoing instrument to be his voluntary act and deed.

(OFFICIAL SEAL)

Before me: Dale Brunelle
Notary Public for Oregon. My commission expires 12/3/85

POWER OF ATTORNEY

TO

AFTER RECORDING RETURN TO

Michele F. Wolfgram
Atty 5 Box 1070
Klamath Falls, OR 97601
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/reel number Record of of said County.

Witness my hand and seal of County affixed.

Recording officer.

By Deputy.

DESCRIPTION

12303

A parcel of land in the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the center of said Section 7, thence North 69° 49' West 480.5 feet to the intersection with the West line of the Dalles-California Highway; thence South 6° 02' West along said West line of the Highway 870.3 feet to the Northeast corner of the property herein conveyed; thence North 89° 49' West, 486.54 feet; thence South 6° 02' West 90.0 feet; thence South 89° 49' East 486.54 feet to the West line of the said Highway; thence North 6° 02' East along said Highway 90.0 feet to the point of beginning.

Beginning at a point on the Westerly right of way line of the Dalles-California Highway, which point is 1627.2 feet North 6° 02' East from a point on the Section line between Sections 7 and 18, Township 38 South, Range 9 East of the Willamette Meridian, said point being 770.8 feet North 89° 49' West from the $\frac{1}{4}$ section corner between Sections 7 and 18; running thence North 89° 49' West 486.54 feet; thence North 6° 02' East 90.0 feet; thence South 89° 49' East 486.54 feet; thence South 6° 02' West 90.0 feet to the point of beginning.

EXCEPTING THEREFROM THE FOLLOWING:

A parcel of land situated in the SW $\frac{1}{4}$ of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at a point on the Westerly right of way line of Wocus Road (formerly Dalles-California Highway), said point being North 06° 02' 00" East 1626.61 feet from a point which is North 89° 41' 21" West, 770.34 feet from the $\frac{1}{4}$ corner common to Sections 7 and 18 of said Township and Range; thence North 89° 49' 00" West 243.27 feet, along the South line of that property described in Klamath County Deed Records Volume M80, page 9997, to the true point of beginning of this description; thence North 89° 49' 00" West 243.27 feet; thence North 06° 02' 00" East 180.00 feet; thence South 89° 49' 00" East 243.27 feet; thence South 06° 02' 00" West 180.00 feet to the true point of beginning.

STATE OF OREGON,)
County of Klamath)

Filed for record at request of

on this 30 day of August A.D. 19 83
at 10:30 o'clock A M, and duly
recorded in Vol. M83 of DEEDS
page 14588

EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 8.00