

TK

34970

Vol. M84 Page 5036KNOW ALL MEN BY THESE PRESENTS, That I, Richard D. Templeton, III

have made, constituted and appointed, and by these presents do hereby make, constitute and appoint Richard D. Templeton, Jr. or Oweta E. Templeton 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: PARCEL 1: A parcel

of land situate in the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 31, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, being more particularly described as follows: Commencing at a point 877.68 feet East from the Northwest corner of Section 31, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence in a Southwesterly direction along the West line of Highway 97, 255 feet; thence Northwesterly, at right angles to said Highway, 200 feet to the point of description beginning; thence Southwesterly parallel to said Highway, 50 feet; thence Northwesterly at right angles to said Highway, 100 feet; thence in a Northeasterly direction parallel to said Highway, 50 feet; thence in a Southwesterly direction, at right angles to said Highway, 100 feet to a point of beginning. Together with PARCEL 2: Commencing at the same point as Parcel 1 above; thence in a Southwesterly direction along the West line of Highway 97, 155 feet; thence Northwesterly at right angles to said Highway, 200 feet to the point of description beginning; thence Southwesterly parallel to said Highway, 100 feet; thence Northwesterly at right angles to said Highway, 100 feet; thence in a Northeasterly direction parallel to said Highway, 100 feet; thence in a Southeasterly direction, at right angles to said Highway, 100 feet to a point of beginning.

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 whatsover 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 January 5th, 1984

Richard Dee Templeton

STATE OF OREGON, County of Deschutes) ss.

Personally appeared the above named Richard D. Templeton, III

and acknowledged the foregoing instrument to be his January 5th, 1984 voluntary act and deed.

Before me: Ann D. Dancer

(OFFICIAL SEAL)

Notary Public for Oregon. My commission expires 9-26-87

POWER OF ATTORNEY

Richard D. Templeton, III

TO

Richard D. Templeton Jr. or Oweta E. Templeton

AFTER RECORDING RETURN TO
Richard D. Templeton & Oweta E. Templeton
P.O. Box 70
Crescent, OR 97733

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 30th day of March, 1984, at 8:47 o'clock A.M., and recorded in book/reel/volume No. M84 on page 5036 or as document/fee/file/instrument/microfilm No. 34970, Record of Deeds of said County.

Witness my hand and seal of County affixed.

EVELYN BIEHN, COUNTY CLERK

By Pam. Ann. Sh. Deputy

FEE: \$4.00