

MTL-14539-K

TK 45567

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KNOW ALL MEN BY THESE PRESENTS, That I, KENNETH E. DIXON

have made, constituted and appointed, and by these presents do hereby make, constitute and appoint JEAN P. DIXON my true and lawful attorney for me and in my name, place and stead, and for my use and benefit to sell, lease, convey, or otherwise dispose of 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:

Beginning at a point on the line between Sections 28 and 33, Township 39 South, Range 8 East of the Willamette Meridian, which is 660 feet East of the 1/4 corner between the two said sections; thence North 233.6 feet, to the centerline of the Klamath Falls-Ashland Highway, thence South 63°14' West, along the centerline of said highway, a distance of 354.3 feet, thence South 26°53' East 256.7 feet, thence North 53°44' East 246.8 feet to the fence corner, thence North 8.2 feet to the point of beginning, being a portion of the SW 1/4 SE 1/4 Section 28, and of the NW 1/4 NE 1/4 Section 33, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

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 January 31<sup>st</sup>, 1985

Kenneth E. Dixon

STATE OF OREGON, County of Klamath ss. January 31<sup>st</sup>, 1985  
Personally appeared the above named KENNETH E. DIXON  
and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me, Frances L. Sheehy

(OFFICIAL SEAL) Notary Public for Oregon. My commission expires 3-1-85

POWER OF ATTORNEY

Kenneth E. Dixon

TO

Jean P. Dixon

AFTER RECORDING RETURN TO

MOUNTAIN TITLE CO., INC.

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON, } ss.  
County of Klamath }

I certify that the within instrument was received for record on the 1st day of February, 1985, at 4:16 o'clock P.M., and recorded in book/reel/volume No. M85 on page 1772 or as document/fee/file/instrument/microfilm No. 45567. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Ann Smith Deputy

Fee: \$5.00