

TK

63634

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KNOW ALL MEN BY THESE PRESENTS, That I, Gerald R. and Geraldine K. Pfeiff have made, constituted and appointed, and by these presents do hereby make, constitute and appoint Richard Garbutt, attorney-at-law 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:

7529 Hilyard, Klamath Falls, Oregon, as fully described on Exhibit "A" attached hereto and by this reference made a part hereof.

Richard Garbutt will not be acting as a legal representative, but only as a surrogate for signature purposes.

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 September 26, 1985

STATE OF OREGON, County of Klamath

ss.

September 26, 1985

Personally appeared the above named

Gerald R. and Geraldine K. Pfeiff

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

Before me:

Notary Public for Oregon. My commission expires 11/20/85

(OFFICIAL SEAL)

## POWER OF ATTORNEY

TO

AFTER RECORDING RETURN TO

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

ss.

County of

I certify that the within instrument was received for record on the day of 19 at o'clock M., and recorded in book/reel/volume No. on page or as document/fee/file/instrument/microfilm No. Record of of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By

Deputy

## EXHIBIT "A"

## DESCRIPTION

2738

A parcel of land situated in Lot 7 of Section 6, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, and being more particularly described as follows:

Beginning at a point on the north right of way line of Hilyard Avenue, said point being N.00°15'45"W., 30.00 feet and S.89°59'00"E., 68.00 feet from the southwest corner of said Section 6; thence S.89°59'00"E., 132.00 feet along a line parallel with and 30.0 feet distant from the south line of said Lot 7 of Section 6; thence N.00°15'45"W., 400.63 feet parallel with the west line of said Lot 7; thence N.88°36'25"W., 95.15 feet to a 5/8" Iron rod; thence N.00°15'45"W., 228.00 feet parallel with the west line of said Lot 7, to a point on the southerly right of way line of the Enterprise Irrigation District Canal; thence N.88°36'25"W., 2.00 feet to an angle point in said right of way; thence N.75°36'24"W., 106.35 feet along said right of way to its intersection with the west line of said Lot 7; thence S.00°15'45"E., 450.37 feet along said west line to a point that is N.00°15'45"W., 237.00 feet from the southwest corner of said Section 6; thence S.89°59'00"E., 68.00 feet parallel with the south line of said Lot 7; thence S.00°15'45"E., 207.00 feet parallel with the west line of said Lot 7 to the point of beginning, with said parcel containing 2.105 acres; RESERVING therefrom a non-exclusive easement for ingress and egress 20 feet in width and approximately 401 feet in length along the easterly boundary of the above described property between Hilyard Avenue and property now owned by the Grantor;

SUBJECT TO the following exceptions:

1. Reservations, restrictions, regulations, easements and rights of way of record and those apparent on the land;
2. Real property taxes, levies and assessments for 1984-85 which are now a lien but are not yet payable;
3. The AS IS condition of the above described property and the improvements located thereon; and
4. The following statement required by law:

"This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses."

STATE OF OREGON,  
County of Klamath )  
Filed for record at request of

on this 22nd day of February A.D. 19 85  
at 1:53 o'clock P. M. and duly  
recorded in Vol. 185 of Deeds  
Page 2737

EVELYN BIEHN, County Clerk

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the 14th day  
of July A.D., 19 86 at 3:06 o'clock P. M., and duly recorded in Vol. 186  
of Deeds on Page 12300

FEE \$9.00

Evelyn Biehn, County Clerk  
By *[Signature]*