

Aspen #M-30652

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

69824

Vol. 1180 Page 24043

KNOW ALL MEN BY THESE PRESENTS, That I, GARY A. SHAFFER and MARILYN K. SHAFFER and SHELTON L. COFFELT and DeLORA COFFELT/\*\* have made, constituted and appointed, and by these presents do hereby make, constitute and appoint KENNETH E. BIRD 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 AS THOUGH FULLY SET FORTH HEREIN.....

\*\*and GLORIA M. HAGEN and GLENDA M. BIRD

Gloria M. Hagen Gloria M. Hagen  
Glenda M. Bird Glenda M. Bird

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 December 12, 1986.

*Sheldon L. Coffelt* SHELTON L. COFFELT

*DeLora Coffelt* DeLORA COFFELT

*Gary A. Shaffer* Gary A. Shaffer  
*Marilyn K. Shaffer* Marilyn K. Shaffer

STATE OF OREGON, County of

Personally appeared the above named ) ss.

and acknowledged the foregoing instrument to be

, 19

voluntary act and deed.

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon. My commission expires

### POWER OF ATTORNEY

TO

AFTER RECORDING RETURN TO

Kenneth E. Bird

P.O. Box 447

Hayfork, CA 96041

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/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

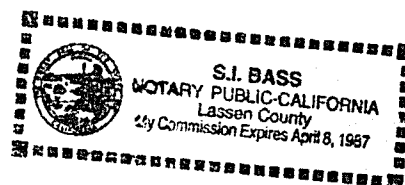
24044

STATE OF CALIFORNIA

County of Lassen ss.On 12/16, 1986, before me, the undersigned a Notary Publicin and for said State, personally appeared Marilyn K. Sawyer & Sherry A. Wymore

personally known to me or proved to me  
on the basis of satisfactory evidence to be the person whose name  
subscribed to the within instrument, and acknowledged to me that he executed it.

NOTARY PUBLIC

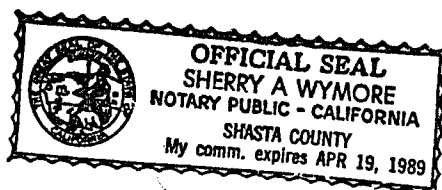
ACKNOWLEDGMENT - INDIVIDUAL  
WTI FORM NO. 60 - 1/83

STATE OF CALIFORNIA

COUNTY OF SHASTA ss.On this 13th day of December, in the year 1986

Sherry A. Wymore, before me,  
duly commissioned and sworn, personally appeared Gloria M. Hagen  
and Glenda M. Bird,  
personally known to me (or proved to me on the basis of satisfactory evidence) to be  
the person whose name are  
subscribed to this instrument, and acknowledged that they executed it.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal  
in the Shasta County of  
in this certificate. on the date set forth above



This document is only a general form which may be proper for use in simple transactions and in no  
way acts, or is intended to act, as a substitute for the advice on an attorney. The printer does not  
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suitability of these forms in any specific transaction.

Cowdery's Form No. 32 - Acknowledgement to Notary Public - Individuals - (C.C. Sec. 1189) - (Rev. 1/83)

Sherry A. Wymore  
Notary Public, State of California  
My commission expires April 19, 1989

## GENERAL ACKNOWLEDGMENT

State of CaliforniaCounty of Shasta } ss.On this the 13th day of December, 1986, before me,Dan W. Weggeland

the undersigned Notary Public, personally appeared

Sheldon L. Coffelt & Debra Coffelt

☐ personally known to me  
☒ proved to me on the basis of satisfactory evidence  
to be the person(s) whose name(s) are subscribed to the  
within instrument, and acknowledged that they executed it.

Dan W. Weggeland  
Notary's Signature

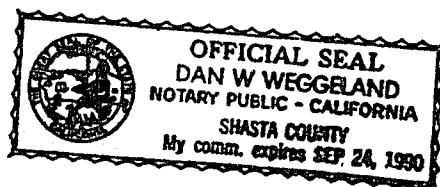


EXHIBIT "A"

24045

PARCEL 1:

All that portion of Lots 4 and 14, Section 8, Lots 1, 11 and 12, Section 17, and the Northeast quarter of the Northeast quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$ ) and Lots 1 and 9, Section 18, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and more particularly described as follows:

Beginning at the corner common to Sections 7, 8, 17 and 18, said Township and Range; thence South 0° 54½' West, 679.9 feet; thence South 41° 31' West 875.9 feet; thence South 24° 00' East, 43.94 feet to the true point of beginning of this description; thence North 41° 31' East, 713.22 feet; thence Northeasterly along a curve to the right, with a radius of 935.37 feet, a distance of 350.2 feet; thence North 62° 58' East, 1,427.81 feet; thence Northeasterly along a curve to the left, with a radius of 975.37 feet, a distance of 583.0 feet; thence North 28° 43' East, 984.5 feet; thence South 61° 17' East, 292.6 feet; thence South 11° 29' West, 553.2 feet; thence South 25° 42' West, 375.0 feet; thence South 33° 31' East 46.0 feet; thence South 12° 18' West, 199.0 feet; thence South 6° 34½' West, 223.0 feet; thence South 20° 38½' West 357.0 feet; thence South 64° 23½' West, 186.0 feet; thence South 86° 21' West, 214.0 feet; thence South 69° 07' West, 287.0 feet; thence South 53° 09' West, 584.0 feet; thence South 44° 03½' West, 151.0 feet; thence South 48° 17' West, 137.0 feet; thence South 58° 37' West, 322.0 feet; thence South 72° 28½' West, 819.0 feet; thence South 63° 55' West, 185.5 feet; thence North 24° 00' West, 431.13 feet to the point of beginning.

EXCEPTING THEREFROM a tract of land situated in the NW $\frac{1}{4}$ , Section 17, and the NE $\frac{1}{4}$ , Section 18, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a 2-inch iron pipe on the Southeasterly right of way line of the Burlington Northern Railroad (formerly Great Northern Railroad) from which the Northeast corner of said Section 18 bears North 02° 33' 44" East 776.39 feet; thence South 27° 15' 48" East 822.93 feet to a 2 inch iron pipe on the bank of Klamath River as described in Deed Volume 337 at page 60, of the Klamath County Deed Records; thence along the lines of said Deed Volume South 72° 28' 30" West 599.50 feet to a 5/8 inch iron pin with plastic cap, South 63° 55' 00" West 93.00 feet to a 5/8 inch iron pin marking the Southeast corner of that tract of land described in Deed Volume M-69 at page 8019, of the Klamath County Deed Records; thence North 27° 15' 48" West 458.75 feet to a 5/8 inch iron pin marking the Northeast corner of said tract and being on the Southeasterly right of way line of said railroad right of way; thence along said right of way line North 41° 31' 00" East 641.90 feet to a 5/8 inch iron pin with plastic cap, on the arc of a curve to the right (central angle equals 05° 31' 26" and radius equals 934.93 feet) 90.14 feet to the point of beginning, with bearings based on Great Northern Railway Map T-58)

ALSO LESS AND EXCEPT the following:

A tract of land situated in Government Lots 1, 11 and 12, Section 17, and the NE $\frac{1}{4}$ NE $\frac{1}{4}$ , Section 18, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at a 2-inch iron pipe on the Southerly right of way line of the Burlington Northern Railroad (formerly Great Northern Railroad) from which the Northeast corner of said Section 18 bears North 02° 33' 44" East 776.39 feet; thence Northeasterly along the said right of way line on the arc of a curve to the right (radius point bears South 42° 57' 34" East 934.93 feet, central angle = 15° 55' 34" ) 259.88 feet; thence easterly along a line 20 feet Southerly of the centerline of a railroad spur on the arc of a curve to the right (radius point bears South 27° 02' 00" East 465.82 feet, central angle = 39° 48' 46") 323.68 feet; thence leaving said railroad spur, South 31° 22' 30" East 674.38 feet; thence North 52° 55' 38" East 763.67 feet; thence North 64° 31' 06" East 373.13 feet; thence South 21° 44' 14" East 81.11 feet to the Southeasterly line of that tract of land described in Volume 337 at page 60, Klamath County Deed Records, the water line of Klamath River bears Southeasterly 25 feet; thence along said deed line: South 86° 21' 06" West 50.44 feet, South 69° 07' 00" West 287.00 feet, South 53° 09' 00" West 584.00 feet, South 44° 03' 30" West 151.00 feet, South 48° 17' 00" West 137.00 feet, South 58° 37' 00" West 322.00 feet and South 72° 28' 30" West 219.50 feet to a 2-inch iron pipe, the water line of said river bears Southeasterly 12 feet; thence North 27° 15' 48" West 822.93 feet to the point of beginning.

EXHIBIT "A" (continued)

24046

PARCEL 2:

Lot 15, Section 8, and Lot 10, Section 17, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being an island in the Klamath River, known as Quilitch Island.

PARCEL 3:

That portion of the right of way of the Great Northern Railway Company in Government Lots 3, 4, 13 and 14 of Section 8, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying Southeasterly of a line lying 25 feet Southeasterly from, measured radially and at right angles, the centerline of track of said Railway Company, and lying Southwesterly of a line drawn Southeasterly and at right angles to said Railway Company main track centerline at railway survey station 80+50, and lying Northeasterly of a line drawn Southeasterly and at right angles to said Railway Company main track centerline at railway survey station 90+00. Said centerline is described as follows:

Commencing at a point on the South line of Section 8, said Township and Range, lying 1,359.5 feet Easterly from the Southwest corner of said Section, said point being at railway survey station 106+42; thence Northeasterly and tangent along the centerline of said track at an angle of 27° 05' to said South line of Section 8 a distance of 86.8 feet; thence Northeasterly along a 6" 00' curve to the left 570.8 feet; thence Northeasterly and tangent 984.4 feet to railway survey station 90+00; thence continuing Northeasterly and tangent 815.7 feet to railway survey station 81+84.3 and point of Headblock of a No. 9 Turnout to the right; thence along said No. 9 Turnout 78.5 feet to Heel of Frog; thence Northeasterly and tangent 150 feet to end of this centerline description.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_  
of December A.D., 19 86 at 11:48 o'clock A.M., and duly recorded in Vol. M86  
of Deeds on Page 24043

FEE \$17.00

Evelyn Biehn,

By

County Clerk

*[Signature]*