

Document prepared by and
what recorded will be:
Ingram Corporation
100 Spear St. (217)
San Francisco, Cal. 94105

75303

Vol. 107 Page 9568

Index: Name A. Cohen

POWER OF ATTORNEY AFFECTING REAL PROPERTY

Know all men by these presents that WELLS FARGO BANK, NATIONAL ASSOCIATION, a national banking association ("Wells"), does hereby nominate, constitute and appoint each of the following: Graham A. Cooper, D.D. and Director
John W. Roemer, D.D.
Richard L. Farnum, D.D.
Robert Cowell, D.D.
John P. Cunningham, Jr., D.D.

each an officer or employee of BRACORP CORPORATION, a Delaware corporation ("Bracorp"), whose business address is 100 Spear Street, San Francisco, California, to be the true and lawful agent and attorney-in-fact of Wells with respect to transactions concerning the real property described on Exhibit A attached hereto and incorporated by reference herein for all purposes, and such power of attorney shall embrace the ability to perform all acts necessary or appropriate in the usual course of conveying or managing all or any portion or type of interest in such property, including but not limited to the following: to sell, exchange (into any form of holding), or let such real property in return for consideration of any kind, given in any manner, over any term, and on any conditions, or to enter into contracts for the sale, exchange or letting of such real property; to borrow on the security of such real property for such real property on any terms, including making or adding improvements; to acquire all or any part of the consideration on behalf of the owners; to delegate authority to subagents or employees; and to have recourse to any judicial or extra-judicial remedies or relief to protect and support his powers, all consistent with the purposes of this agency; to make such filings and recordings and to give such notices as Bracorp may deem necessary or appropriate; to direct the trustees under the deeds of trust or mortgages relating to such real property to release specified properties therefrom; and to execute and deliver for and on behalf of and in the name, place and stead of Wells grant deeds, reconveyances, demands for payment, escrow instructions and similar instruments in connection with such real property.

In witness whereof, Wells has caused these presents
to be signed by its officers thereunto duly authorized, and
its corporate seal to be hereunto affixed this 14th day of
May in the year of 1917.

[Seal]

WELLS FARGO BANK, NATIONAL
ASSOCIATION

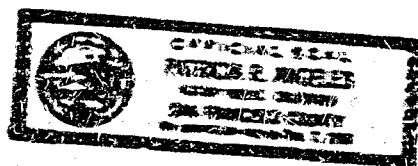
By Robert M. Walter

Title: Robert M. Walter
Executive Vice President

State of California)
County of San Francisco) ss

On this 16th day of May in the year of 1942
before me, Arthur P. Walker, a notary public,
personally appeared Frank C. Walker (personally known to
me) (proved to me on the basis of satisfactory evidence) to
be the person who executed the within instrument as President of the
of the corporation therein named and acknowledged to me that
the corporation executed it.

[Notarial Seal]



Arthur P. Walker
Notary Public for the
State of California
My Commission Expires
July 7, 1942

EXHIBIT "A"

All that certain real property situated, lying and being in the County of Klamath, State of Oregon, more particularly described as follows:

IN TOWNSHIP 35 SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN

PART 2-A:

IN SECTION 13: Lots 2, 3, 4, 5, 6, 9, 10, 11, 12, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30 and the following described tract: Starting at a point 7.15 chains West from the Section corner common to Sections 13, 20, 29 and 30, Township 35 S., R. 7 E., N. 35, and running thence West 12.15 chains; thence North 20 chains to the center line of the old Dallas-California Highway; thence South 25° East following the center line of the said Dallas-California Highway 17.00 chains; thence in a Southeastern direction also following the center of the said Dallas-California Highway 7.27 chains, more or less, to the starting point. Being a part of Lots 24 and 25 of said Section 13.

Beginning from Lot 3 the following described parcel: Beginning at the intersection of the North section line of Section 13, said Township and Range and the West right of way line of State Highway 420; thence South 15° 11' 21" East along the West right of way line 415.63 feet; thence North 83° 34' 24" West parallel to the North section line of Section 13, 577.24 feet to Agency Lake; thence North 3° 59' 07" West along the shore line of Agency Lake 415.28 feet to the North section line of Section 13; thence South 83° 34' 24" East along the section line of Section 13, 509.17 feet to the point of beginning.

PART 2-B:

IN SECTION 21: Lots 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21 and 22, Beginning from Lot 18 and 21 the following described parcel: Beginning at a point on the Southerly bank of Williamson River which lies West a distance of 240 feet and North a distance of 61 feet from the Northeast corner of said Lot 20, said beginning point being the Northeast corner of parcel 151 described in Deed Volume 104 page 414, records of Klamath County, Oregon; thence South a distance of 190.03 feet to the Southeast corner of said parcel; thence N. 72° 05' W. to a point on the North line of said Lot 12 which is 200 feet East of the Northeast corner of said Lot and which said point is the Southwest corner of parcel of land described in Deed Volume 104 page 251, records of Klamath County, Oregon, thence North along the West line of last mentioned parcel, a distance of 210 feet, more or less, to a point on the Southerly bank of Williamson River; thence East along said Southerly bank to the point of beginning.

PART 2-C:

IN SECTION 30: Lots 3, 4, 5, 6, 7, 14, 15, 16, 17, 19, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37 and the West 10 chains (660 feet) of Lots 8, 11 and 12.

PARCEL 2-7:

IN SECTION 31:

Lot 4 EXCEPTING therefrom the following described parcel: Beginning at a point on the North line of said Lot 4 which bears N. $89^{\circ}14'50''$ E. a distance of 498.3 feet from the Northwest corner of said Lot 4; thence S. $67^{\circ}13'10''$ E. a distance of 336.7 feet to a point; thence S. $51^{\circ}15'47''$ E. a distance of 163.5 feet to a point; thence S. $45^{\circ}31'30''$ E. a distance of 50.5 feet to a point; thence N. $80^{\circ}01'17''$ E. a distance of 133 feet, more or less, to a point on the Westernly bank of Williamson River; thence Northerly along said Westernly bank to the Northeast corner of said Lot 4; thence S. $65^{\circ}33'50''$ W. along the North line of said Lot 4 to the point of beginning.

Lots 5, 6, 7, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, and portion of Lots 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, and 36, more particularly described as follows: Beginning at the stone monument marking the section corner common to Sections 31 and 32, Township 35 South, Range 7 E.W.M. and to Sections 5 and 6, Township 36 S.R. 7 E.W.M.; thence South $83^{\circ}55'3/4''$ West along the section line common to said Sections 31 and 6, 425.0 feet to a point; thence North $6^{\circ}25'$ West 30.0 feet to an iron pipe on the Northerly right of way line of a county road at the same is presently located and constructed and West along the said Northerly right of way line 111.7 feet to a point; thence North $6^{\circ}55'3/4''$ West 1271.7 feet to the stone monument marking the Northwest corner of Lot 29 of said Section 31 (said monument being also the SE $1/16$ corner of -12 Section 31); thence North $6^{\circ}15'$ West 1261.7 feet to the stone monument marking the Northwest corner of Lot 21 of said Section 31 (said monument being also the East $1/16$ corner on the East-West centerline of said Section 31); thence North $6^{\circ}15'3/4''$ West 1261.2 feet to an iron pin on the Westernly boundary of Lot 11 of said Section 31 and from which point the Northwest corner of said Lot 11 bears North $6^{\circ}15'3/4''$ West 55.0 feet distance; thence South $13^{\circ}14'$ East 1265.1 feet, more or less, to the True Point of Beginning.

EXCEPTING that portion of Lot 12, more particularly described as follows: A portion of Lot 12 beginning at the Northeast corner of Lot 12, said Township and Range; thence South $6^{\circ}15'3/4''$ East 55.0 feet to an iron pin; thence North $45^{\circ}13'3/4''$ West 77.8 feet to an iron pin; thence North $83^{\circ}01'$ East 55.0 feet, more or less, to the point of beginning; containing 0.42 acres, more or less.

IN TOWNSHIP 36 SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN

PARCEL 2-8:

IN SECTIONS 5 and 6 described as follows: Beginning at a point on the West line of said Section 5 which bears S. $89^{\circ}14'50''$ E. a distance of 444.0 feet from the Northwest corner of said Section 5; thence S. $43^{\circ}33'10''$ E. a distance of 4,644.55 feet, more or less, to a point on the Northernly center Section line of said Section 5, which point bears N. $77^{\circ}4'55''$

2. a distance of 7239 feet from the South one-quarter corner of said Section 5: thence South $89^{\circ}31'$ E. a distance of 1,763.2 feet to a deep water channel situated in the center of said Section 5: thence West a distance of 52.55 feet to a point on the North-South centerline of said Section 5: thence North along said centerline a distance of 1,644.2 feet, more or less, to the Quarter section corner common to said Sections 5 and 1: thence West along the South line of said Section 5 to the Southwest corner thereof; thence North along the West line of said Section 5 to the point of beginning. Said parcel being all of Lots 20, 21, 22, 23, 24 and portions of the NW $\frac{1}{4}$ of Section 6.

PAGE 2-7:

IN SECTION 6: All of Section 6, SITINGS AND EMPTING the North 30 feet of Lot 1 of Section 6, Township 35 South, Range 7 E.W.M., as surveyed by Tolmie Farms to Klamath County by deed executed January 21, 1934, containing January 23, 1934, in Deed Volume 245, page 50, Deed Records of Klamath County, Oregon.

IN SECTION 7: All of Fractional Section 7

IN SECTION 8: The NW $\frac{1}{4}$: Lot 1 and that portion of Lot 2 lying northerly and westerly of the present shore line of Klamath Lake.

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IN TOWNSHIP 35 SOUTH, RANGE 7: EAST OF THE WILLAMETTE RIVER

All of Fractional Sections 25: 26, 27: 33: 34: 35 and 36: All of Fractional Section 24 EXCEPT Government Lot 5: All of Fractional Section 23 lying East of the Straits which connect Upper Klamath Lake and Agency Lake.

IN TOWNSHIP 35 SOUTH, RANGE 7: EAST OF THE WILLAMETTE RIVER

All of Section 1: AND All of Fractional Sections 2, 3, 4, 11 and 12 lying Northerly and Northerly of the shore line of Klamath Lake.

SITING AND EMPTING a subdivision site 41 feet square in said Section 25, described as follows: Beginning at a point on the right bank of the West of Williamson River, and on the Eastern side or boundary of Lot 37 of Section 10, Township 35 South, Range 7 East of the Williamson River, said point being situated South $83^{\circ}43'$ West 2.7 feet and West 1,244 feet, more or less, from the Southeast corner of said Section 10: thence North 119.0 feet: thence North $83^{\circ}22'$ West 245.4 feet: thence West 1,755.4 feet: thence North $71^{\circ}40'$ West 7.0 feet to a point on the East boundary line of that certain structure known and referred to as Indian Lands Substation and from which the Southeast corner of said Substation bears South 22.5° East, being the true point of beginning: thence South 12.5 feet to the Southeast corner: thence West 40 feet: thence North 41 feet: thence East 40 feet: thence South 27.5 feet to the true point of beginning.

EXHIBIT A

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BEING AND EXCEPTING from the above described property the following
two parcels:

The Last 250 feet of Lot 3 Section 30 Township 25 South,
Range 7 E.T.M.

All other portions of Lots 2, 3, 4, 5 and 8 of Section 29
Township 25 South, Range 7 E.T.M. lying Northerly of State
Highway No. 422 and Easterly of State Highway No. 423.

AGENCY LAKE 72.5

TOWNSHIPS 34 AND 35 SOUTH, RANGES 7 and 7½ EAST OF THE WILLAMETTE MERIDIAN
 PARCEL 1-A

All those portions of Sections 19, 21, 22, 24, 27, 28, 29, 31 and 34 Township 34 South, Range 7½ East of the Willamette Meridian, and Sections 2, 3, 4, 5, 6, 7, 8, 9, 10, 15, 17 and 18 in Township 35 South, Range 7½ East of the Willamette Meridian, in Clatsop County, Oregon, more particularly described as follows:

Beginning at the intersection of the center line of Seven Mile Canal, at the same is now located and constructed with a line parallel with and 70.0 feet distant at right angles Southeastward from the centerline of the canal and production lower levee as the same is now located and constructed and from which point the Southeastward corner of Section 1 Township 34 South, Range 6 E.W.M., as established by William D. Polke, U.S. Colonial Engineer, between October 31, 1830 and June 22, 1831, bears South 52°10' West 18,450.2 feet distant, and running thence South 44°43' West along the aforementioned parallel line 7,412.7 feet; thence South 12°30' East along a line parallel with and 70.0 feet distant at right angles Southeastward from the center line of the said canal and production lower levee, 2,622.3 feet, more or less, to a point in the section line between the said Sections 21 and 29, Township 34 South, Range 7½ E.W.M.; thence Southeastward along the said section line between the said Sections 21 and 29, and Sections 31 and 33 of the said Township and Range, 7,922 feet, more or less, to the Southeastward corner of the said Section 31; thence Southeastward along the Section line between the said Sections 4 and 9, Township 35 South, Range 7½ E.W.M., 713.3 feet; thence Westward along a line parallel with and 713.3 feet distant at right angles Southeastward from the Township line between Township 34 South, Range 7½ E.W.M., and Township 35 South, Range 7½ E.W.M., 10,560 feet, more or less, to a point in the line marking the Western boundary of Section 6 Township 35 South, Range 7½ E.W.M.; thence Southeastward along the Western boundary of the said Section 6, 4,412 feet, more or less, to the Southwestward corner of the said Section 6; thence continuing Southeastward along the Western boundary of the said Section 6; thence South along the West line of Section 11 a distance of 660 feet; thence East, parallel with and 660 feet South of the West line of Sections 11 and 17, a distance of 10,560 feet, more or less, to the East line of Section 17; thence continuing East along said parallel line a distance of 1,980.0 feet to a point; thence North at right angles to said parallel line a distance of 660 feet to a point on the South line of Section 1 which is 1,980.0 feet East of the Southwest corner thereof; thence S. 13°46' E. a distance of 2,717.95 feet, more or less, to the corner of Section 9 and the Southwest corner of Lot 2 in said Section 9; thence N. 44°52' E. to the Northeast corner of Lot 2 in said Section 9; thence S. 44°52' E. a distance of 0.913 chains; thence N. 84°34' E. a distance of 21.715 chains to a point on the East line of Section 11 and on the meander line of Agency Lake; thence Northward along the shore line of Agency Lake to its intersection with the center line of the Seven Mile Canal at the same is now located and constructed; thence S. 61°17'31" W., along said center line, a distance of 11,000 feet, more or less, to

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A parcel of land situate in the NW¹ of Section 31, Township 34 South, Range 7 East of the Willamette Meridian, lying East of Wood River and being more particularly described as follows: Beginning at an iron pipe on the North line of Section 31, from which the brass cap monument marking the Northwest corner of said Section 31 bears North 83°51' 3/4" West 715.1 feet distant and the brass cap monument marking the North Quarter Section corner of said Section 31 bears South 88°01' 3/4" East 1,717.4 feet distant; thence South 18°23' 3/4" East 542.6 feet to a point; thence along a 15°54' 3/4" circular curve to the right (having a deflection angle of 53°24' 3/4") a radius of 359.4 feet, and a long chord which bears South 18°40' East 124.3 feet; a distance of 367.6 feet; thence South 17°02' 3/4" West 122.1 feet to a point; thence along an 18°52' 3/4" circular curve to the left (having a deflection angle of 40°28' 3/4") a radius of 313.5 feet, and a long chord which bears South 3°10' East 269.4 feet; a distance of 214.2 feet; thence South 23°23' 3/4" East 419.5 feet to a point; thence South 14°07' East 431.7 feet to a point; thence South 7°39' East 612.5 feet to an iron pipe on the South line of the Northwest quarter of said Section 31; thence North 83°34' West along the South line of the Northwest quarter of said Section 31, 1,648.1 feet to a point on the West boundary of said Section 31; thence North along the West boundary of said Section 31, 2,447.0 feet to the brass cap monument marking the Northwest corner of said Section 31, thence South 83°51' 3/4" East along the North boundary of Section 31, 715.1 feet, more or less, to the point of beginning.

Also a strip of land 50.0 feet in width along the Southerly boundary of the NW¹ of Section 31 lying between the above described parcel and the westerly right of way line of Highway No. 422.

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A place or parcel of land situate in the SE¹ of Section 31, Township 34 South, Range 7 East of the Willamette Meridian, lying East of Wood River and being more particularly described as follows: Beginning at a 5/8 inch iron pin on the East-West centerline of Section 31, Twp. 34 S., R. 7 E., N.M., in the West right of way fence line of State Highway No. 422, at the same is presently located and constructed, from which the described stone marking the East quarter corner to said Section 31, bears South 83°34'15" East 3,413.95 feet distant; thence North 0°23'15" West along said westerly Highway right of way fence 90.11 feet to the true point of beginning; thence North 83°34'15" West 313.27 feet to a point; thence South 83°34'15" East 120.17 feet to a point; thence South 83°34'15" East 275.33 feet to a 5/8 inch iron pin in said westerly Highway right of way fence; thence South 0°23'15" East along said westerly Highway right of way fence 120.01 feet, more or less, to the true point of beginning.

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A place or parcel of land situate in Sections 11, 13, 14, 15, 16, 21, 22, 23, 24, 25, 26 and 27, Township 34 South, Range 7 East of the Willamette Meridian, and more particularly described as follows: Beginning at a point at the intersection of the centerline of Green Mile Canal as the same is now located and constructed, with the line of a division fence extended Southwesterly, from which point the Southwesterly corner of Section 1, Township 34 South, Range 6 East of the Willamette Meridian, as established

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MAP 1-1

lots 2, 3, 5 and 6 in Section 36, Township 34 South, Range 7 East of the Willamette Meridian.

MAP 1-2

that portion of the NE 1/4 of Section 11, Township 34 South, Range 7 East of the Willamette Meridian lying East of the State Highway No. 62 right of way.

MAP 1-3 <EXHIBIT>

A perpetual right and easement for borrow pit or canal and for support of dike on the following described land:

T. 35 S., R. 74 E.W.M.: In Sections 9, 10, 16, 17, and 18, a strip of land 150.0 feet in width bounded and described as follows: BEGINNING at a point on the West boundary line of said Section 18, from which point the Northwest corner thereof bears North, 10.00 chains distant; thence parallel to the North boundary lines of said Sections 16, 17 and 18 East 190.70 chains; thence North 10.00 chains to a point on the North boundary line of said Section 16, from which point the Northeast corner thereof bears East, 2.000 chains distant; thence N. $13^{\circ}45'$ E., 41.131 chains to the Southwest corner of Lot 2 of the aforesaid Section 9; thence passing within said Lot 2, S. $44^{\circ}52'$ E., 28.217 chains to the Northeast corner thereof; thence continuing S. $44^{\circ}52'$ E., 0.533 chain to a point in the NW 1/4 of said Section 9; thence passing through said NW 1/4 and aforesaid Section 18, S. $35^{\circ}34'$ E., 81.715 chains to a point on the meander line of Agency Lake and on the east boundary line of said Section 18, from which point the Northeast corner thereof bears N. $35^{\circ}28'$ E., 11.417 chains distant; thence along said east boundary line and with the boundary of Agency Lake, S. $35^{\circ}20'$ W., 1.341 chains; S. $17^{\circ}34'$ W., 1.312 chains; thence S. $34^{\circ}34'$ W., 71.527 chains; thence S. $44^{\circ}52'$ W., 27.634 chains; thence S. $13^{\circ}45'$ W., 41.253 chains; thence South 12.613 chains; thence West, 152.979 chains to a point on the west boundary line of aforesaid Section 18, from which point the Northwest corner thereof bears North, 11.273 chains distant; thence along said west boundary line North, 2.273 chains to the place of beginning.

EXHIBIT A

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A piece or parcel of land situate, lying and being in the Southeast quarter of Section 34, Township 34 South, Range 7 East of the Willamette Meridian, Clatsop, in the County of Clatsop, State of Oregon, more particularly described as follows:

Commencing at a point in the originally located center line of Central Pacific Railway Company's (formerly Oregon Eastern Railway Company) main track at Engineer Station 641+20, said point being distant 181.5 feet measured Northwesterly along said center line from the intersection of said center line and the Southerly line of said Section 34; thence Northwesterly at right angles from said center line, 41.5 feet to the actual point of beginning of the parcel of land to be described; thence continuing Northwesterly at right angles from said center line 101.5 feet to a point in the Northwesterly line of the land of Central Pacific Railway Company; thence Northwesterly along said Northwesterly line of the land of Central Pacific Railway Company 425 feet to a point which is distant 150 feet measured Northwesterly at right angles from said center line of Central Pacific Railway Company's main track at Engineer Station 646+95; thence Southeasterly at right angles from said Northwesterly line of the land of Central Pacific Railway Company, 101.5 feet; thence Southwesterly, parallel with and distant 101.5 feet measured Southeasterly from said Northwesterly line of the land of Central Pacific Railway Company, a distance of 425 feet to the point of beginning.

STATE OF OREGON, COUNTY OF CLATSOP

Filed for record & return of Stratton Corporation by John the
of June A.D. 1910 at 11:15 o'clock P.M. and duly returned as of 1910
of John on Page 9578

FILE 145-110

Deputy Clerk

County Clerk

By