

ON

19679

MTC #23849-DN

Vol. mqd Page 17682

KNOW ALL MEN BY THESE PRESENTS, That I, JAMES L. SCHIPPER have made, constituted and appointed, and by these presents do hereby make, constitute and appoint SHARON R. SCHIPPER purchase & mortgage 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 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:

The Sales Price in this transaction is \$63,600.00

SEE ATTACHED LEGAL DESCRIPTION OF WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 July 9, 19 90

J. L. Schipper
JAMES L. SCHIPPER

STATE OF OREGON, County of Klamath ss. July 9, 19 90

Personally appeared the above named James L. Schipper

And acknowledged the foregoing instrument to be his voluntary act and deed.

Dana M. Nielsen
DANA M. NIELSEN
(NOTARY PUBLIC-OREGON)
My Commission Expires 10/31/94
POWER OF ATTORNEY

Before me:

Notary Public for Oregon. My commission expires

James L. Schipper

TO

Sharon R. Schipper

AFTER RECORDING RETURN TO

Skipper SCHIPPER

6200 Hilyard

Klamath Falls, OR 97603

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, 1990, at o'clock M., and recorded in book/reel/volume No. on page or as document/tee/tile/instrument/microfilm No. Record of of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy

90 SEP 4 PM 2 02

17683

MTC NO: 23849-DN

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the NW1/4 of Section 12, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of Section 12, said Township and Range; thence North 87 degrees 46' East 1336.5 feet to the true point of beginning; thence continuing North 87 degrees 46' East 23.1 feet to a point; thence South 89 degrees 53' East 126.9 feet to a point; thence South 0 degrees 13' East 205.73 feet, more or less, to the Northeast corner of parcel conveyed to Tubach, Volume M67, page 2775, Microfilm Records of Klamath County, Oregon; thence South 89 degrees 47' West along the North line of said parcel a distance of 120.0 feet to the East right of way line of Patterson Street; thence continuing South 89 degrees 47' West to a point in the center line of Patterson Street; thence North 0 degrees 13' West along the center line of Patterson Street to the point of beginning.

EXCEPTING THEREFROM that portion of Patterson Street and Hilyard Avenue in Valley View Addition, dedicated for street purposes.

Tax Account No: 3909 012BA 00400

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 4th day
of Sept. A.D., 19 90 at 2:02 o'clock PM., and duly recorded in Vol. M90,
of Deeds on Page 17682.

Evelyn Biehn County Clerk

By Pauline Mueller

FEE \$13.00