

OH

31930

Vol. 299 Page 13724 Ch. 1

KNOW ALL MEN BY THESE PRESENTS, That We, JOHN M. BRUCE and EILEEN M. BRUCE, husband and wife, have made, constituted and appointed, and by these presents do hereby make, constitute and appoint WILLIAM L. SISEMORE 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 Oregon and more particularly described, as follows, to-wit: A portion of the NW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 25, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Northerly line of the Rock Creek Road (Lakeshore Drive), which point is the following courses and distances from the Southwest corner of the NW $\frac{1}{4}$ NW $\frac{1}{4}$  of said Section 25; East 245 feet; North 336 feet; North 21°45' East 56.5 feet; South 70°33' East, 57.0 feet; South 85°24' East 123.8 feet; and North 89°47' East 30.9 feet; thence from said point South 89°47'40" West, a distance of 64.36 feet to a 5/8 inch iron pin and the TRUE POINT OF BEGINNING of this description, said point also being the Southwesterly corner of parcel of land conveyed by James E. Hammond et ux to Wilbur D. Throop et ux, by deed dated Nov. 16, 1970, and recorded in Vol. M70, page 10282, Microfilm Records of Klamath County, Oregon; thence continuing North 83°24'30" West a distance of 105.7 feet to a 3/4 inch iron pipe in a fence line; thence North 23°12' East a distance of 104.2 feet to an iron rod on the shore line of Upper Klamath Lake; thence South 76°16'51" East along said shore line a distance of 99.93 feet to a 5/8 inch iron pin; thence South 21°28'41" West along the Westerly line of said Throop parcel a distance of 90.48 feet to the point of beginning. Bearings based on Survey No. 1507 as filed in the Klamath County Engineers Office, 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 10, 1991.

*John M. Bruce*  
*Eileen M. Bruce*

STATE OF OREGON, County of Klamath ) ss.

This instrument was acknowledged before me on July 10, 1991, by John M. Bruce and Eileen M. Bruce, husband and wife.

*Grove M. Falsing*

Notary Public for Oregon

My commission expires 2-5-93

### POWER OF ATTORNEY

TO

SPACE RESERVED  
FOR  
RECORDER'S USE

AFTER RECORDING RETURN TO

William L. Sisemore  
Attorney at Law  
540 Main St., #301  
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

Fee \$8.00

### STATE OF OREGON,

County of Klamath ) ss.

I certify that the within instrument was received for record on the 15th day of July 1991 at 11:06 o'clock A.M., and recorded in book/reel/volume No. M91 on page 13724 or as document/fee/file/instrument/microfilm No. 31930, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By *D. M. Biehn* Deputy