

## POWER OF ATTORNEY TO SELL REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, That I, LARRY D. PARKER  
 have made, constituted and appointed, and  
 by these presents do hereby make, constitute and appoint  
NEAL G. BUCHANAN 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, state of Oregon and more particularly  
 described as follows, to-wit:

All that certain real property legally described on Exhibit "A", attached  
 hereto and incorporated by this reference as if fully set forth.

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 upon 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 this 4<sup>th</sup> day of March, 1991.

Larry D. Parker

STATE OF OREGON/County of Klamath ) ss.

PERSONALLY APPEARED BEFORE ME the above named Larry D. Parker  
 and acknowledged the foregoing instru-  
 ment to be his voluntary act and deed.

VIVIENNE I. HUSTEAD  
 NOTARY PUBLIC-OREGON

My Commission Expires \_\_\_\_\_

Vivienne I. Hustead  
 NOTARY PUBLIC FOR OREGON  
 My Commission expires: 4-11-93

POWER OF ATTORNEY.

LARRY D. PARKER

to

NEAL G. BUCHANAN

AFTER RECORDING RETURN TO:

NEAL G. BUCHANAN

601 Main Street, Ste. 215  
Klamath Falls, OR 97601

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 Volume No.  
 M-\_\_\_\_\_ on page \_\_\_\_\_ or as document/  
 fee/file/instrument/microfilm No. \_\_\_\_\_  
 Record of \_\_\_\_\_ of said County.

Witness my hand and seal of  
 County affixed.

County Clerk

By: \_\_\_\_\_ Deputy

The East 90 feet of the West 180 feet (as measured along and at right angles to the South line) of the following parcel:

That portion of the NE 1/4 NE 1/4 of Section 15, 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 an iron pin on the Northerly right of way line of Anderson Avenue which lies South 0 degrees 10' East along the section line a distance of 1290.7 feet and North 88 degrees 39' West along the Northerly right of way line of Anderson Avenue a distance of 680.4 feet from the iron axle which marks the Northeast corner of Section 15, Township 39 South, Range 9 East of the Willamette Meridian, and running thence North 0 degrees 10' West parallel to the section line a distance of 306.8 feet to an iron pin; thence North 88 degrees 39' West a distance of 647.2 feet, more or less, to the West line of the NE 1/4 NE 1/4 of said Section 15; thence South 0 degrees 10' East a distance of 306.8 feet to an iron pin on the Northerly right of way line of Anderson Avenue; thence South 88 degrees 39' East along the Northerly right of way line of Anderson Avenue a distance of 647.2 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM any portion lying Northeasterly of the Southwesterly line of the Klamath Irrigation District Lateral A-3-F.

CODE 41 MAP 3909-15AA TL 13100

SUBJECT TO:

1. 1990-91 taxes, a lien not yet payable.

2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Basin Improvement District.

Subject to the terms and provisions of that certain instrument recorded July 24, 1970 in Volume M-70 at page 6187 as "Notice to persons intending to Plat Lands within the Klamath Basin Improvement District."

3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.

4. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District, and as per Ordinance No. 29, recorded May 24, 1983 in Book M-83 at page 8062 and as per Ordinance No. 30, recorded May 30, 1986 in Book M-86 at page 9346 and as per Ordinance No. 31, recorded January 6, 1988 in Book M-88 at page 207, and as per Ordinance No. 32, recorded May 14, 1990 in Book M-90 at Page 9131.

5. Easement as reserved in Deed:

From: Will Humphrey, et ux.  
To: Rose M. Poole  
Recorded: November 26, 1943  
Book: 160  
Page: 151

6. Agreement, including the terms and provisions thereof:

Regarding: Runway approach clearance easement agreement  
In favor of: United States of America  
Recorded: June 12, 1964  
Book: 353  
Page: 455

7. Easement, including the terms and provisions thereof:

For: Sewer  
Granted to: South Suburban Sanitary District  
Recorded: September 24, 1969  
Book: M-69  
Page: 8242

6922-A

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 2nd day  
of April A.D., 19 92 at 11:00 o'clock A M., and duly recorded in Vol. M92,  
of Deeds on Page 6921.

Evelyn Bighn - County Clerk

FEE \$20.00

By Caroline Nickerson