

SEP 23 AM 11 30

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

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K-44517

KNOW ALL MEN BY THESE PRESENTS, That I, Lem Larry Nichols & Carolyn M. Nichols have made, constituted and appointed, and by these presents do hereby make, constitute and appoint Roscoe C. Johnson 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 Exhibit A.

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 May 1, 1992

Lem Larry Nichols  
Carolyn M. Nichols

STATE OF OREGON, County of Coos ) ss.

Personally appeared the above named Lem Larry & Carolyn M. Nichols and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Notary Public for Oregon. My commission expires 8/23/92

# POWER OF ATTORNEY

TO

AFTER RECORDING RETURN TO

Willamette Valley Title Co.  
ATTENTION: Teri  
454 Commercial St.  
Coos Bay, OR 97420

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

## EXHIBIT "A"

A parcel of land lying in the SE $\frac{1}{4}$  of Section 25, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at the center one-quarter corner of Section 25 and running along the one-quarter Section line, South 00°14'44" West 100.00 feet; thence North 89°41'19" East 247.72 feet to the Point of Beginning; running thence North 89°41'19" East 241.33 feet to the Northwest corner of Lot 1, Block 1, River West; thence along said lot, South 141.94 feet; thence East 20.00 feet; thence, leaving said lot, South 38.35 feet; thence South 89°59'05" West 262.09 feet; thence North 00°14'44" East 179.05 feet to the Point of Beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 23rd day  
of Sept. A.D., 19 92 at 11:30 o'clock A M., and duly recorded in Vol. M92  
of Deeds on Page 21927.

Evelyn Biehn County Clerk

FEE \$15.00

By Pauline Muelndore