

51574

Aspen 38980

Vol. m 92 Page 22670

KNOW ALL MEN BY THESE PRESENTS, That I, PHYLLIS CAVANAUGH and LUANA RATLIFF
 have made, constituted and appointed, and by these pre-
 sents do hereby make, constitute and appoint DARLENE BROWN
 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:

Description on back

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 encum-
 brances and warranty.

GIVING AND GRANTING unto my said attorney full power and authority to do and perform all and every act and thing what-
 soever 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 person-
 ally present, with full power of substitution and revocation, hereby ratifying and confirming all that my said attorney or my said attor-
 ney'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 19 1992

Phyllis Cavanaugh
 PHYLLIS CAVANAUGH

Luana Ratliff
 LUANA RATLIFF

STATE OF OREGON, County of Klamath) ss. July 1992
 Personally appeared the above named PHYLLIS CAVANAUGH and LUANA RATLIFF
 and acknowledged the foregoing instrument to be their voluntary act and deed.

DIANA BURRELL
 (OFFICIAL) NOTARY PUBLIC - OREGON

Before me: Diana Burrell

Notary Public for Oregon. My commission expires 6/26/94

My Commission Expires

POWER OF ATTORNEY

PHYLLIS CAVANAUGH and

LUANA RATLIFF

TO

DARLENE BROWN

AFTER RECORDING RETURN TO

PARKS & RATLIFF

228 N. 7TH STREET

KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

SPACE RESERVED

FOR

RECORDER'S USE

STATE OF OREGON, } ss.
 County of

I certify that the within instru-
 ment was received for record on the
 day of , 19 ,
 at o'clock M., and recorded
 in book on page or as
 file/reel number
 Record of
 of said County.

Witness my hand and seal of
 County attixed.

Recording officer.

By

Deputy

EXHIBIT "A"

22671

All that part of Lot 15 of Block 12 of HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point in the Northerly line of said Lot 15 located by two courses from the Northwest corner of Lot 17 of said Block 12, to-wit: East along the Southerly line of the alley 63.61 feet to the beginning of the curve; thence North 88 degrees and 19' East 11.27 feet to the point of beginning; thence South 2 degrees and 17' East 45.8 feet; thence South 19 degrees and 58' West 10.3 feet; thence South 2 degrees and 8' East along the Easterly side of a concrete curb 65.5 feet to the Southerly line of said Lot 15 at a point 78.35 feet East along the Northerly line of Alameda Avenue from the Southwest corner of said Block 12; thence Easterly along the Southerly line of the said Lot 15, 45 feet to the Southeast corner of said Lot 15; thence Northerly along the lot line between Lots 14 and 15, 120 feet to the Northeast corner of Lot 15; thence Westerly along the Northerly line of Lot 15, 24.89 feet to the point of beginning; and

The Westerly 10 feet of Lot 14, Block 12, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, being more particularly described as follows:

Starting at the Southwest corner of said Lot 14; thence Easterly along the South line of said Lot a distance of 10 feet; thence Northerly on a line parallel to and 10 feet distant from the West lot line of said Lot 14 to the North line of said lot; thence Westerly on the North line of said lot to the Northwest corner of said lot; thence Southerly on the West line of said lot to the point of beginning.

CODE 1 MAP 3809-29DD TL 4000

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 30th of Sept. A.D. 19 92 at 9:24 o'clock AM., and duly recorded in Vol. 22670 on Page 22670 of Deeds By Evelyn Biehn - County Clerk

FEE \$15.00