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KNOW ALL MEN BY THESE PRESENTS, That I, JAMES L. GARDNER, SECRETARY FOR J. GARDNER & J. GARDNER COMPANY have made, constituted and appointed, and by these presents do hereby make, constitute and appoint GERRI DAVIS 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:

EXECUTE IN THE NAME OF THE CORPORATION, ALL DOCUMENTS REQUIRED BY TRANSAMERICA TITLE INSURANCE COMPANY, TO PERFECT THE TRANSFER OF THE HIGH CHAPARREL MOTOR INN PROPERTY TO THE DHILLON INVESTMENT CORPORATION, TO DELIVER ANY AND ALL SECURITY AGREEMENTS, LEASES, CONTRACTS AND OTHER INSTRUMENTS IN WRITING, OF ANY KIND OR NATURE, WHICH MAY BE NECESSARY OR PROPER IN CONNECTION WITH THIS TRANSACTION.

TO DRAW AND ENDORSE EVIDENCE OF INDEBTNESS, ACCOUNTS PAYABLE OR BELONGINGS, OF THIS CORPORATION OR IN WHICH THIS CORPORATION MAY HAVE AN INTEREST, WITH LIMITATIONS TO THE AMOUNT, NOT TO EXCEED FUNDS BEING TRANSFERRED TO THE FACILITATOR FOR THE ACQUISITION OF S.E. KANE ROAD PROPERTY IN GRESHAM, OREGON.

THIS POWER OF ATTORNEY SHALL REMAIN IN FULL FORCE AND EFFECT UNTIL AUGUST 31, 1993 OR UNTIL WRITTEN NOTICE OF THE REVOCATION THEREOF SHALL HAVE BEEN DELIVERED TO OR RECEIVED BY OUR AGENT, ALICE M. RANDALL.

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 JUNE 5, 1993

J. GARDNER & J. GARDNER COMPANY

James L. Gardner, Secretary

STATE OF OREGON, County of Multnomah

Personally appeared the above named James L. Gardner, Secretary for J. Gardner & J. Gardner Company, who acknowledged the foregoing instrument to be his voluntary act and deed.



Before me:

Alice M. Randall
Notary Public for Oregon. My commission expires 5-1-95

POWER OF ATTORNEY

J. GARDNER & J. GARDNER CO.

8383 N.E. SANDY BLVD #210
PORTLAND, OREGON 97220

AFTER RECORDING RETURN TO

Gerri Davis
c/o 8383 N.E. Sandy Blvd. #210
Portland, Oregon 97220

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 on page or as file/reel number Record of of said County.

Witness my hand and seal of County affixed.

Recording officer.

By

Deputy.

A tract of land situated in the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 7, Township 38 S. R. 9 E.W.M. Klamath County, Oregon, being more particularly described as follows:

Beginning at the W $\frac{1}{2}$ corner of said Section 7; thence S. 89°49' E. 799.00 feet to the Westerly right of way line of Highway 97 (Dalles-California Hwy); thence S. 11°36' E. along said right of way line 506.29 feet; thence S. 78°24' W. 99.36 feet to the True Point of Beginning of this description; thence continuing S. 78°24' W. 286.05 feet; thence S. 07°55'20" E. 272.69 feet; thence S. 85°03'50" W. 92.90 feet; thence S. 00°06'00" E. 37.00 feet; thence S. 69°30'10" E. 475.00 feet (S. 69°29' E. 474.8 feet by recorded Survey No. 2148, as recorded in the office of the Klamath County surveyor); thence N. 11°36' W. 87.00 feet; thence N. 78°24' E. 73.15 feet; thence N. 11°36' W. 13.00 feet; thence N. 78°24' E. 27.00 feet to the Westerly right of way line of said Highway; thence N. 11°36' W. along said right of way line, 132.35 feet; thence S. 85°27'15" W. 92.51 feet; thence N. 11°54'47" W. 74.84 feet; thence N. 74°21'03" E. 45.98 feet; thence N. 11°30'13" W. 57.41 feet to the Southerly edge of a concrete sidewalk; thence along the southerly and westerly edge of said sidewalk, S. 78°16'22" W. 43.47 feet and N. 16°40'10" W. 125.02 feet; thence N. 73°19'50" E. 5.50 feet; thence N. 16°40'10" W. 46.06 feet to the True Point of Beginning; containing 3.69 acres, more or less, with bearings based on said recorded Survey No. 2148.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title co the 9th day
of June A.D., 19 93 at 10:25 o'clock A M., and duly recorded in Vol. M93
of Deeds on Page 13307

Evelyn Biehn, County Clerk

FEE \$15.00

By Pauline Muehlendorfer