

ON  
85973

08-15-94P02:05 RCVD

MTC 33642-JVDI m94 Page 25212

KNOW ALL MEN BY THESE PRESENTS, That I, RAURY NIELSEN

do hereby make, constitute and appoint DONNA MODEN have made, constituted and appointed, and by these presents 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 in the state of \_\_\_\_\_ and more particularly described, as follows, to-wit:

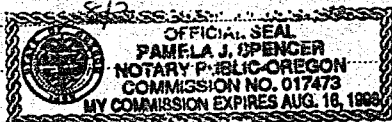
Tax Account #3908-01C0-200 more particularly described as follows:

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



Raury Nielsen  
Raury Nielsen

STATE OF OREGON, County of Klamath ) ss. 8/3, 1994  
Personally appeared the above named Raury Nielsen  
and acknowledged the foregoing instrument to be NEW voluntary act and deed.

Before me:

Gamelaphance  
Notary Public for Oregon My commission expires 8/16/96

(OFFICIAL SEAL)

## POWER OF ATTORNEY

Raury Nielsen

TO

Donna Moden

AFTER RECORDING RETURN TO

Raury Nielsen  
c/o Realty World  
4747 South Sixth St.  
Klamath Falls, Or. 97601

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"** **LEGAL DESCRIPTION**

The W1/2 of the NE1/4 of the SW1/4 of Section 1, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM the following two parcels of property:

## **PARCEL 1**

A parcel of land situated in the W1/2 NE1/4 SW1/4 of Section 1, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of the W1/2 NE1/4 SW1/4; thence East along the South line of said W1/2 NE1/4 SW1/4, a distance of 274 feet to a point; thence North parallel with the West line of said W1/2 NE1/4 SW1/4 a distance of 215 feet to a point; thence West parallel with the South line of said W1/2 NE1/4 SW1/4 a distance of 274 feet to the West line of said parcel; thence South along said West line a distance of 215 feet to the point of beginning.

## **PARCEL 2**

A parcel of land situated in the W1/2 NE1/4 SW1/4 of Section 1, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of the W1/2 NE1/4 SW1/4 of Section 1, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; thence South 89 degrees 49' 54" East 274 feet to the true point of beginning; thence continuing South 89 degrees 49' 54" East 57.47 feet; thence North 00 degrees 13" East 660.10 feet; thence North 89 degrees 49' 54" West 331.61 feet; thence South 00 degrees 00' 31" East 445.51 feet; thence East 274 feet; thence South 215 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 15th day  
of Aug A.D., 19 94 at 2:05 o'clock P. M., and duly recorded in Vol. M94  
of Deeds on Page 25212  
By Evelyn Blehn County Clerk  
Christine M. Millardale

FEE \$15.00