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RECORDING REQUESTED BY

Vol 194 Page 32274

ORDER NO. 42149
ESCROW NO.

WHEN RECORDED MAIL TO

Name
Street
Address
City
State
ZipDaniel H. Kinsman
2722 Edison
Klamath Falls, OR. 97603

RECORDERS USE ONLY

POWER OF ATTORNEY—SPECIAL

KNOW ALL MEN BY THESE PRESENTS

that

Kenneth H. Kinsman

has made, constituted and appointed, and by these presents does hereby make, constitute and appoint

H. Kinsman

his true and lawful Attorney for him and in his name this place his and stead

to ask, demand, sue for, recover, collect and receive all such sums of money, debts, dues, accounts, legacies, bequests, interests, dividends, annuities, and demands whatsoever as are now or shall hereafter become due, owing, payable, or belonging to the undersigned; and have, use, and take all lawful ways and means in the name of the undersigned, or otherwise, for the recovery thereof, by legal process, and to compromise and agree for the same, and grant acquittances or other sufficient discharges for the same, for the undersigned, and in the name of the undersigned to make, seal, and deliver the same; to compromise any and all debts owing by the undersigned, and to convey, transfer, and/or assign any property of any kind or character belonging to the undersigned in satisfaction of any debt owing by us or either of us; to bargain, contract, agree for, purchase, receive, and take lands, tenements, hereditaments, and accept the seizen and possession of all lands, and all deeds, and other assurances in the law therefor; and to lease, let, demise, bargain, sell, remise, release, convey, mortgage, convey in trust, and hypothecate lands, tenements, and hereditaments, upon such terms and conditions, and under such covenants as said attorney shall think fit; to exchange real or personal property for other real or personal property, and to execute and deliver the necessary instruments of transfer or conveyance to consummate such exchange; to execute and deliver subordination agreements subordinating any lien, encumbrance or other right in real or personal property to any other lien, encumbrance, or other right therein; also to bargain and agree for, buy, sell, mortgage, hypothecate, convey in trust or otherwise, and in any and every way and manner deal in and with goods, wares and merchandise, choses in action, and other property in possession or in action, including authority to utilize my eligibility for V A Guaranty; also to transfer, assign, and deliver stock and the certificate or certificates evidencing the ownership of the same; and to make, do, and transact all and every kind of business of what nature and kind soever; and, also, for the undersigned and in the name..... and as the act and deed of the undersigned, to sign, seal, execute, deliver, and acknowledge such deeds, covenants, leases, indentures, agreements, mortgages, deeds of trust, hypothecations, assignments, bottomries, charter parties, bills of lading, bills, bonds, notes, receipts, evidences of debts, releases, and satisfactions of mortgage, judgment and other debts, and such other instruments in writing, of whatever kind of nature, as may be reasonable, advisable, necessary, or proper in the premises. Each and all of the powers herein granted shall be exercised by said Attorney as to the following described property only:

KNOWN AS the real commercial property AT LAVERN and
WASHINGTON WAY KIAMATH FALLS County, Oregon
(Individual Acknowledgment) AS PER EXHIBIT "A"

STATE OF CALIFORNIA

County of SAN DIEGO

On this 8th day of JUNE, 1994, in the year 1994, before me, the undersigned, a Notary Public in and for said County and State, personally appeared KENNETH H. KINSMAN

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name IS subscribed to this instrument and acknowledged that HE executed it.

WITNESS my hand and official seal.

Notary Public in and for said County and State.

Giving and granting unto 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 the undersigned might or could do if personally present, the undersigned hereby expressly ratifying and confirming all that said Attorney shall lawfully do or cause to be done by virtue of these presents.

Dated: 6-8-94

Kenneth H. Kinsman

(Notary Seal)

3008 (1/91) — (General) First American Title Company

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO} ss.
}On JUNE 8, 1994 before me, ALICIA M. BAGBYpersonally appeared KENNETH H. KINSMAN

_____ personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

ALICIA M. BAGBY

(This area for official notarial seal)

EXHIBIT "A"

32276

The S 1/2 of Lot 10 and the North 120.7 feet of Lot 11, ALTAMONT RANCH TRACTS, according to the Supplemental Plat of said Tracts filed March 18, 1912, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning on the West line of Lot 11, 120.7 feet South from the Northwest corner of said Lot 11; thence East and parallel to the South line of Lot 11 to the East line thereof; thence North along the East line of Lots 11 and 10, 285.2 feet; thence West on the East and West center line of Lot 10 to the West line thereof; thence South 285.2 feet, more or less, to the point of beginning.

ALSO Tract 9, ALTAMONT RANCH TRACTS, in the County of Klamath, State of Oregon. EXCEPTING the North 30 feet thereof in Laverne Avenue and EXCEPTING ALSO the portion thereof described in Deed to I. L. Larkey, recorded January 30, 1948 in Book 216 at Page 265, Deed Records of Klamath County, Oregon. ALSO EXCEPTING the portion thereof described in Deed to Earl J. Stancoff recorded January 27, 1948 in Book 216 at Page 189, Deed Records of Klamath County, Oregon, and ALSO EXCEPTING that portion conveyed to the State of Oregon, by and through its State Highway Commission, recorded in Book M-65 at Page 1754, Deed Records of Klamath County, Oregon.

ALSO the N 1/2 of Lot 10, ALTAMONT RANCH TRACTS, in the County of Klamath, State of Oregon.

ALSO EXCEPTING from the above described parcels that portion deeded to Bronley and recorded November 27, 1967 in Book M-67 at Page 9120, Deed Records of Klamath County, Oregon.

ALSO EXCEPTING from the above described parcels any portion of said premises lying within the county road along the West side of said premises. ALSO EXCEPTING THEREFROM that portion lying within the boundaries of Laverne Avenue and Washburn Way.

ALSO EXCEPTING from the above described parcels that portion conveyed to Klamath County, a political subdivision of the State of Oregon by Warranty Deeds recorded April 6, 1988 in Book M-88 at Page 4926 and recorded September 4, 1991 in Book M-91 at Page 17667 and accepted by Resolution #92-011 recorded September 5, 1991 in Book M-91 at Page 17726.

CODE 41 MAP 3909-10CB TL 900
CODE 41 MAP 3909-10CB TL 100

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title co the 17th day
of Oct A.D., 19 94 at 3:44 o'clock P.M., and duly recorded in Vol. M94
of Deeds on Page 32274.

FEE \$20.00

Evelyn Biehn - County Clerk

By Pauline Middleton