

TK

96757

K-47507

Vol. MMS Page 6878KNOW ALL MEN BY THESE PRESENTS, That I, Betty Bishop Wayner andLinda Sue Bisbee

have made, constituted and appointed and by these presents do make, constitute and appoint

Peggy P. Carlson

my true and lawful attorney, for me and in my name, place and stead and for my use and benefit, to

To execute any and all documents to sell, transfer the following described
real property:

See Exhibit "A" for Legal Description

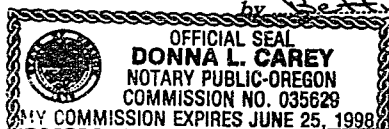
giving and granting unto my said attorney full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done, as fully, to all intents and purposes, as I might or could do if personally present, hereby ratifying and confirming all that my said attorney shall lawfully do or cause to be done, by virtue hereof.

In construing this instrument and where the context so requires, the singular includes the plural.

Dated February 16, 1995

Betty Bishop Wayner
Betty Bishop Wayner

Linda Sue Bisbee
Linda Sue Bisbee

STATE OF OREGON, County of Klamath) ss.This instrument was acknowledged before me on February 16, 1995by Betty Bishop Wayner & Linda Sue Bisbee

Donna L. Carey
Notary Public for Oregon

My commission expires 6-25-98**POWER OF ATTORNEY**

(FORM No. 15)

LINDA SUE BISBEE

TO

PEGGY P. CARLSON

AFTER RECORDING RETURN TO

Peggy P. CarlsonP.O. Box 39Crescent, OR 97733

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.
County of _____

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 fee/file/instrument/microfilm/reception No. _____

Record of _____

of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy

03-23-95 P03:57 RCVD

EXHIBIT "A" DESCRIPTION OF PROPERTY

PARCEL 1:

Lots 1, 2 and 3, Block 1, TOWN OF CRESCENT, OREGON, and also portions of vacated streets and alley adjacent thereto; all in vacated TOWN OF CRESCENT, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, lying in the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 30, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2:

A parcel of land located in the vacated portion of the Townsite of Crescent, in the Northwest one-quarter of the Northeast one-quarter of Section 30, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the intersection of the Northwesterly projection of the Northeasterly boundary of Lot 4, Block 2 and the centerline of the vacated First Street of the original Townsite of Crescent, with said point being located North 50°11' West 170.94 feet from the Northeast corner of said Lot 4; thence along the Northwesterly projection of, and the Northeasterly boundary of said Lot 4, South 50°11' East 30.82 feet to the intersection with the Northerly projection of an existing fence line; thence along said fence line South 21°53' West 132.52 feet to a fence corner; thence South 51°07'46" East 37.0 feet; thence South 10°49'50" West 62.34 feet to the centerline of the vacated Grambs Street; thence along the centerline of said vacated Grambs Street, North 50°11' West 138.82 feet to the intersection of the centerlines of said vacated Grambs Street and the vacated First Street; thence along the centerline of said vacated First Street, North 39°49' East 180.0 feet to the point of beginning.

PARCEL 3:

A tract of land lying in Klamath County, Oregon, on the East side of the Dalles California Highway (US 97) in the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 30, Township 24 South, Range 9 E.W.M., and more particularly described as follows:

Beginning at a point 636.4 feet South 0°22' West from the East 1/16 corner of Section 19 and Section 30, Township 24 South, Range 9 E.W.M. and on the East 1/16 line of Section 30, thence S. 0°22' W. 129.28 feet along the same line to an iron pin, thence N 50°54' W. 508.17 feet to an iron pin on the Easterly right of way line of the Dalles-California Highway (US 97), thence N. 15°34' E. 110 feet along said right of way to an iron pin, thence S. 50°54' E. 471.2 feet to an iron pin which the point of beginning.

SAVING AND EXCEPTING, Beginning at a one-half inch iron rod at the Southeasterly corner of that parcel conveyed to John Toomey and Doris Toomey, as recorded in Volume M68 page 4704, Klamath County Deed records; thence along the Southerly line of said parcel, North 51°45'20" West 170.49 feet; thence North 10°49'50" East 95.52 feet to the intersection with the centerline of the vacated Grambs Street; thence along said centerline, South 50°11' East 151.08 feet to the East boundary of the Townsite of Crescent; thence along said East boundary, South 0°03'10" West 102.61 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 23rd day
of March A.D., 19 95 at 3:57 o'clock P M., and duly recorded in Vol. M95
of Deeds on Page 6878

Bernetha G. Latsch, County Clerk

FEE \$15.00

By Lynette Freitag