

ON

23641

MTC 300924F

Vol. 196 Page 25992

KNOW ALL MEN BY THESE PRESENTS, That I, Tod Matthews

..... have made, constituted and appointed, and by these presents do hereby make, constitute and appoint D.T. Matthews or Elsie Matthews 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 Oregon and more particularly described, as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

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 it 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.

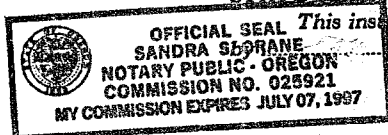
In construing this instrument and where the context so requires, the singular includes the plural.

Dated May 3, 1996

TOD Matthews

Tod Matthews

STATE OF OREGON, County of KLAMATH) ss.



OFFICIAL SEAL This instrument was acknowledged before me on May 3, 1996.,
SANDRA SHANE
NOTARY PUBLIC - OREGON
COMMISSION NO. 025921
MY COMMISSION EXPIRES JULY 07, 1997

Tod Matthews

Sandra S. Shane

Notary Public for Oregon

My commission expires 7/7/97

POWER OF ATTORNEY

TO

D.T. & Elsie Matthews

P.O. Box 693

Fall River Mills CA 96028

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/real/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

25993

24970

EXHIBIT "A" **LEGAL DESCRIPTION**

A tract of land situated in the NW1/4 of the NE1/4 of Section 13, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 3/8 inch iron rod in a mound of stone and on the Section line between Sections 12 and 13, from which the stone marking the 1/4 corner common to Sections 12 and 13 bears North 88 degrees 58' 56" West along said Section line, 671.61 feet; thence Easterly along said Section line, South 88 degrees 43' 15" East 69.63 feet to a point on the centerline of a 40 foot wide road easement as platted for Minor Land Partition Number 51-82; thence Southerly along said centerline the following course and distances: (1) South 13 degrees 04' 50" East, 65.99 feet; (2) South 40 degrees 32' 19" East, 214.21 feet; (3) South 64 degrees 15' 00" East 201.43 feet; (4) South 32 degrees 45' 00" East, 158.47 feet; (5) South 18 degrees 40' 48" East 514.71 feet; (6) South 62 degrees 58' 12" East, 21.33 feet to a point on the 1/16 line being the East boundary of the NW1/4 of the NE1/4 of Section 13; thence leaving said centerline and continuing along said 1/16 line, South 0 degrees 03' 45" West 400.89 feet to a 3/4" pipe marking the NE 1/16 corner of Section 13; thence North 26 degrees 35' 02" West 1506.90 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 22nd day
of August A.D., 19 96 at 3:46 o'clock P.M., and duly recorded in Vol. M96,
of Deeds on Page 25992.

Bernetha G Letsch, County Clerk

By *[Signature]*

FEE \$15.00