

ON

23642

MTC 38092 KF

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KNOW ALL MEN BY THESE PRESENTS, That I, Scott 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 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 May April 30, 1996

Scott Matthews

*Scott Matthews*

STATE OF OREGON, County of District of Columbia ss.

This instrument was acknowledged before me on April 30, 1996, by Scott Matthews

ELIZABETH KRAUS

*Elizabeth Kraus*

NOTARY PUBLIC DISTRICT OF COLUMBIA

Notary Public for Oregon

My Commission Expires July 31, 2000

# POWER OF ATTORNEY

TO

AFTER RECORDING RETURN TO

D.T. & Elsie Matthews

P.O. Box 639

Fall River Mills, CA 96028

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

25995

24970

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

*Sm*  
4/30/96

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 25994.

Bernetha G Letsch, County Clerk

By *Cheryl J. Swann*

FEE \$15.00