

35341

MTC 41052-KA
POWER OF ATTORNEY

Vol. 1197 Page 9694

KNOW ALL MEN BY THESE PRESENTS, That I, William Russel Spear, have made, constituted and appointed, and by these presents do hereby make, constitute and appoint Michael L. Spencer, 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.

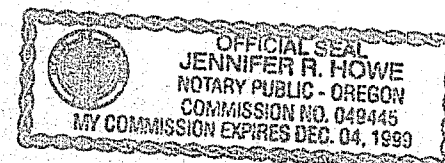
Dated March 20, 1996.

William Russel Spear

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on March 20, 1996, by William Russel Spear.

Jennifer R. Howe
Notary Public for Oregon
My Commission Expires: 12-4-99



POWER OF ATTORNEY

William Russel Spear

TO

Michael L. Spencer

AFTER RECORDING RETURN TO: *Mike Spencer 419 Main St. Klamath Falls OR 97601*

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 fee/file/instrument/microfilm/reception No. _____ Record of _____ of said County.

Witness my hand and seal of County affixed.

Name _____

Title _____

By _____

Deputy

97 APR -2 P3:57

EXHIBIT "A"
LEGAL DESCRIPTION

9695

PARCEL 1:

A portion of the NE1/4 of the SE1/4 in Section 6, Township 35 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of Parcel 1 as recorded in Volume M85, page 4081, Microfilm Records of Klamath County, Oregon; running thence South 89 degrees 59' 26" East 383.66 feet, more or less, to the high water line of the Sprague River; thence North 62 degrees 33' 44" West 367.94 feet to a point on the Easterly edge of an access road; thence along the Easterly edge of said road to the point of beginning, the straight line course of which bears South 18 degrees 37' 20" West 178.84 feet.

Together with an appurtenant easement 40 feet in width for right of way purposes commencing at the Northwest corner of Parcel 1 as recorded in Volume M85, page 4081, Microfilm Records of Klamath County, Oregon, thence running along the Easterly boundary of the aforesaid Parcel 1 to the Chiloquin Sprague River County Road, being an existing access road referred to and shown on that certain map of survey for Williams Enterprises filed in the office of the Klamath County Surveyor on May 5, 1983, and bearing Surveying Map Number 3842.

PARCEL 2:

A portion of the NE1/4 of the SE1/4 in Section 6, Township 35 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of the S1/2 N1/2 S1/2 NE1/4 SE1/4 of Section 6, Township 35 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, said point being the Northwest corner of the property conveyed by Deed recorded March 25, 1963 in Deed Volume 344 at page 192; thence East along the North line of said S1/2 N1/2 S1/2 NE1/4 SE1/4 to its intersection with the high waterline of Sprague River, thence North and East along the high water line of Sprague River to its intersection with the Southwesterly boundary of the Chiloquin-Sprague River County Road; thence North and West along the boundary line of said road to its intersection with the North line of the NE1/4 SE1/4 of said Section; thence West on said boundary line to the Northwest corner of the NE1/4 SE1/4; thence South along the West line of the NE1/4 SE1/4 of said Section to the point of beginning.

EXCEPTING THEREFROM...

Beginning at the Northwest corner of Parcel 1 as recorded in Volume M85, page 4081, Microfilm Records of Klamath County, Oregon; running thence South 89 degrees 59' 26" East 383.66 feet, more or less, to the high water line of the Sprague River; thence North 62 degrees 33' 44" West 367.94 feet to a point on the Easterly edge of an access road; thence along the Easterly edge of said road to the point of beginning, the straight line course of which bears South 18 degrees 37' 20" West 178.84 feet.

PARCEL 3:

That part of the S1/2 of N1/2 of S1/2 of NE1/4 of SE1/4 that lays West of the access road as now located on the said property, TOGETHER WITH a 10 foot wide easement (for access to the Sprague River) along the South boundary of that part of the S1/2 of N1/2 of S1/2 of NE1/4 of SE1/4 that lays East said access road and West of the Sprague River, in Section 6, Township 35 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 4:

The Southerly 110 feet of the N1/2 S1/2 SW1/4 NE1/4 SE1/4 of Section 6, Township 35 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, EXCEPT that portion lying East of Sprague River.

PARCEL 5:

The Northerly 55 feet of the N1/2 S1/2 SW1/4 NE1/4 SE1/4, EXCEPTING that part that lays East of the Sprague River, in Section 6, Township 35 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 6:

That portion of the S1/2 N1/2 S1/2 NE1/4 SE1/4 that lays East of the access road and West of the Sprague River, in Section 6, Township 35 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 2nd day
of April A.D., 19 97 at 3:57 o'clock P. M., and duly recorded in Vol. M97
of Deeds on Page 9694.

FEE \$20.00

by Bernetha G. Letsch, County Clerk
Kathleen Ross