

38144

Vol. 1197 Page 15876

POWER OF ATTORNEY  
TO SELL REAL ESTATESTATE OF OREGON,  
County of Klamath

I certify that the within instrument  
was received for record on the 23rd day  
of May, 1997, at  
2:05 o'clock P. M., and recorded in  
book/reel/volume No. 1197 on page  
15876 and/or as fee/file/instru-  
ment/microfilm/reception No. 38144  
Records of said County. DEEDS

Witness my hand and seal of County  
affixed.

Bernetha G. Letach, Co. Clerk  
NAME TITLE

FEE: \$10.00

*Shirley Kiley*, Deputy.

After recording, return to (Name, Address, Zip):

Mr + Mrs Brown  
PO BOX 213  
WOODBURN, WA  
98072

KNOW ALL BY THESE PRESENTS, That I, ROBERT J. BROWN

, have made, constituted and appointed, and by these presents  
do hereby make, constitute and appoint GAYLE E. BROWN  
as 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 equitable, all or any portion of the following described real  
property situated, lying and being in the county of KLAMATH in the state of OREGON  
and more particularly described, as follows, to-wit:

Lot 29, Block 69, KLAMATH FALLS FOREST ESTATE HIGHWAY 66 UNIT, PLAT #3,  
in the County of Klamath, State of Oregon.

CODE 36 MAP 3811-1080 TAX LOT 3400

with all the privileges and appurtenances thereunto belonging or in any way 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 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 attorney shall law-  
fully 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 16, 1997

*Robert J. Brown*  
ROBERT J. BROWN

STATE OF OREGON, County of King

This instrument was acknowledged before me on May 16, 1997

*Robert J. Brown*  
Robert J. Brown

Notary Public for Oregon

My commission expires June 13, 1999



97 MAY 23 2:05



## WARRANTY DEED

ATD NO 030463.9  
AFTER RECORDING RETURN TO:  
MR. & MRS. RALPH

33730 Canyon Home  
Bonanza 10 97623

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS  
SAME AS ABOVE

ROBERT J. BROWN and GAYLE E. BROWN, hereinafter called  
GRANTOR(S), convey(s) to HARRY D. RALPH and GEORGIE K. RALPH,  
husband and wife, hereinafter called GRANTEE(S), all that real  
property situated in the County of Klamath, State of Oregon,  
described as:

Lot 29, Block 69, KLAMATH FALLS, FOREST ESTATES HIGHWAY 66 UNIT,  
PLAT #3, in the County of Klamath, State of Oregon,

CODE 36 MAP 3911-1080 TL 3400

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN  
THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND  
REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE  
PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE  
APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY  
APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST  
FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.390."

and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except covenants, conditions,  
restrictions, reservations, rights, rights of way and easements  
of record, if any, and apparent upon the land, contracts and/or  
liens for irrigation and/or drainage,

and will warrant and defend the same against all persons who may  
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is  
\$42,500.00.

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

IN WITNESS WHEREOF, the grantor has executed this instrument  
this 21st day of May, 1997.

Robert J. Brown  
ROBERT J. BROWN

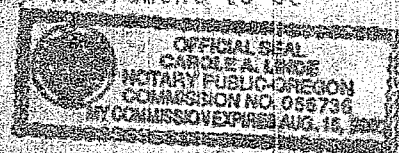
Gayle E. Brown  
GAYLE E. BROWN

STATE OF OREGON, County of Klamath) ss.

On May 23, 1997, personally appeared ROBERT J. BROWN and  
GAYLE E. BROWN who acknowledged the foregoing instrument to be  
their voluntary act and deed.

Carole A. Lunde  
Notary Public for Oregon

My Commission Expires: August 15, 2000.



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 23rd day  
of May A.D. 19 97 at 2:05 o'clock P. M., and duly recorded in Vol. 197  
of Deeds on Page 15877

FEE \$30.00

Bernetha G. Jochsch County Clerk  
Spencer M. Jochsch