

ON

39925

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KNOW ALL MEN BY THESE PRESENTS, That I, BARBARA E. ALBERTSON have made, constituted and appointed, and by these presents

do hereby make, constitute and appoint HANK ALBERTSON 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: 244 ACRES, MORE OR LESS  
BEGINNING 6/20/97, UNTIL TRANSACTION IS COMPLETE, BUT NOT LATER THAN  
8/1/97.

SEE ATTACHED LEGAL DESCRIPTION

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 conveyances 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 6/20/1997

Barbara E. Albertson

STATE OF OREGON, County of Lake

This instrument was acknowledged before me on June 23rd, 1997, by BARBARA E. ALBERTSON



OFFICIAL SEAL  
 F. L. SHEEHY  
 NOTARY PUBLIC - OREGON  
 COMMISSION NO. 023234  
 MY COMMISSION EXPIRES SEPT. 23, 1997

Sheehy

Notary Public for Oregon  
 My commission expires 9-26-97

## POWER OF ATTORNEY

BARBARA E. ALBERTSON

HC 60 Box 4700 LAKEVIEW, OR

TO

HANK ALBERTSON

HC 60 Box 4700 LAKEVIEW, OR

AFTER RECORDING RETURN TO

HANK ALBERTSON

HC 60 Box 4700

LAKEVIEW, OR 97630

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 \_\_\_\_\_, and recorded in book/reel/volume No. \_\_\_\_\_ page \_\_\_\_\_ or as document/tee/tile/instrument/microfilm No. \_\_\_\_\_ Record of \_\_\_\_\_ of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By \_\_\_\_\_ Deputy

## EXHIBIT "A"

The S 1/2 of the NE 1/4, The SE 1/4 of the NW 1/4, The SE 1/4 of Section 12, Township 38 South, Range 8 East of the Willamette Meridian, and the NE 1/4 of the NE 1/4 of Section 13, Township 38 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

SAVING AND EXCEPTING that portion thereof deeded to Oregon Eastern Railway Company by deeds recorded April 3, 1908 in Book 24, Page 50 and recorded August 5, 1909 in Book 27 at Page 279, All in Deed Records of Klamath County, Oregon.

ALSO EXCEPT that portion beginning at a point where the South line of Lot 1 of Section 12, Township 38 South, Range 8 East of the Willamette Meridian intersects the Westerly...right of way line of the S.P.R.R. (as marked by the R. R. fence), which point is 104 feet West of the Section line; and running thence West along the South line of said Lot 1 a distance of 548.7 feet to an iron pin; thence South 33 degrees 29' East a distance of 1017 feet to an iron pin on the Westerly right of way line of the S.P.R.R.; thence Northerly and Easterly following the Westerly right of way of the S.P.R.R. to the point of beginning. Said tract being in the SE 1/4 of the NE 1/4 of Section 12, Township 38 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

AND ALSO EXCEPT that portion beginning at an iron pin which lies on the South line of Government Lot 3, 76.23 feet West of the Southeast corner of Government Lot 3, Section 12, Township 38 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and running thence West along the South line of said Lot 3, a distance of 169.27 feet to an iron pin; thence South 34 degrees 12' East a distance of 1040.17 feet to an iron pin; thence North 55 degrees 48' East a distance of 140 feet to an iron pin; thence North 34 degrees 12' West a distance of 945.03 feet, more or less, to the point of beginning, said tract being in the SE 1/4 NW 1/4 and SW 1/4 NE 1/4 of Section 12, Township 38 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

AND EXCEPTING THEREFROM that portion of the above-described property transferred by D. T. Matthews and Elsie P. Matthews, husband and wife, grantors, to James W. Kerns and Dorothy C. Kerns, husband and wife, grantees, pursuant to that certain Warranty Deed dated March 4, 1977 and recorded in Volume M-77 at Page 8619 of the Recorder's Office for the County of Klamath, Oregon.

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## EXHIBIT "A" CONTINUED

ALSO EXCEPTING THEREFROM that portion of the above-described property transferred by Duwaine Thomas Matthews and Elsie Pearl Matthews, grantors, to The Matthew's Family Limited, a limited partnership, grantee, pursuant to that certain Warranty Deed dated December 31, 1979 and recorded in Volume M-79 at Page 29905 of the Recorder's office for the County of Klamath, Oregon.

ALSO EXCEPTING THEREFROM that portion of the above-described property transferred by D. T. Matthews and Elsie P. Matthews, grantors, to William K. Tamplen and Cheryl D. Tamplen, grantees, pursuant to that certain Warranty Deed-Tenants by Entirety, dated August 31, 1989 and recorded in Volume M-89 at Page 20672 of the Recorder's office for the County of Klamath, Oregon.

ALSO EXCEPTING THEREFROM that portion of the above-described property transferred by Matthews Family Limited Partnership, grantors to Larry Franson and Brenda L. Franson, husband and wife, grantees, pursuant to that certain Warranty Deed dated September 29, 1982, and recorded in Book M-82 at Page 13019, Deed Records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM that portion of the above-described property transferred by D. T. Matthews and Elsie P. Matthews, as tenants by the entirety, and as Trustees of the Matthews Family Trust dated June 18, 1990, grantors, to Teen Challenge of Oregon, a nonprofit corporation, grantees, pursuant to that certain Warranty Deed dated May 8, 1989, and recorded in Book M-93 at Page 16882, Deed Records of Klamath County, Oregon.

CODE 183 MAP 3808-300 TL 100

CODE 183 MAP 3808-1200 TL 1200

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Ameri title the 24th day  
of June A.D. 19 97 at 3:53 o'clock P.M., and duly recorded in Vol. M97  
of Deeds on Page 19668.

FEE \$10.00

By Bernetha G. Letsch, County Clerk  
Kettum Ross