

MS

65346

98 AUG 28 P1:54 Vol. m98 Page 31691POWER OF ATTORNEY  
TO SELL REAL ESTATE

K-50968

TO

SPACE RESERVED  
FOR  
RECORDER'S USE

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

William Ganong  
514 Walnut 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  
\_\_\_\_\_ and/or as fee/file/instru-  
ment/microfilm/reception No. \_\_\_\_\_,  
Records of said County.Witness my hand and seal of County  
affixed.

NAME

TITLE

By \_\_\_\_\_, Deputy.

KNOW ALL BY THESE PRESENTS, That I, \_\_\_\_\_

SUSAN GEARY BOEHNER

\_\_\_\_\_, have made, constituted and appointed, and by these presents  
do hereby make, constitute and appoint WILLIAM M. GANONG  
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:SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE  
MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN.....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 AUGUST 19 \_\_\_\_\_, 1998.Susan Geary Boehner  
SUSAN GEARY BOEHNERSTATE OF ~~OREGON~~ MINNESOTA, County of RAMSEY ss.This instrument was acknowledged before me on 20 AUGUST, 1998  
by Susan Geary BoehnerGERALD K. ERICKSON  
NOTARY PUBLIC—MINNESOTA  
HENNEPIN COUNTY  
My Commission Expires JAN 31, 2000Notary Public for MinnesotaMy commission expires Jan 31, 2000

31692

EXHIBIT "A"  
DESCRIPTION OF PROPERTY

All of the following described real property situated in Klamath County, Oregon:

## PARCEL 1:

Township 38 South, Range 8 East of the Willamette Meridian,  
Section 38: The SE  $\frac{1}{4}$  NE  $\frac{1}{4}$ , and all of the SE  $\frac{1}{4}$ , also the SW  $\frac{1}{4}$  NE  $\frac{1}{4}$

Township 38 South, Range 9 East of the Willamette Meridian,  
Section 31: The SW  $\frac{1}{4}$  NW  $\frac{1}{4}$  and W  $\frac{1}{4}$  SW  $\frac{1}{4}$

Township 39 South, Range 9 East of the Willamette Meridian,  
Section 8: The N  $\frac{1}{2}$  N  $\frac{1}{2}$

Township 39 South, Range 8 East of the Willamette Meridian,  
Section 1: A portion of the N  $\frac{1}{2}$  NE  $\frac{1}{4}$  of the Section described as follows:

Beginning at the Northeast corner of the Section; thence West along the North boundary of the section to the North-South center line of said Section; thence south to the intersection of the North-South center line of the Section with the Northerly boundary of State Highway 140; thence following the Northerly boundary of Highway 140 Southeasterly to its intersection with the south boundary of the N  $\frac{1}{2}$  NE  $\frac{1}{4}$  of said Section 1; thence East on the South boundary of the N  $\frac{1}{2}$  NE  $\frac{1}{4}$  of Section 1 to its intersection with the East boundary of Section 1; thence North to the point of beginning.

Section 1: Also the Easterly 40 feet of the SW  $\frac{1}{4}$  NE  $\frac{1}{4}$  that lies Northerly of Highway 140

Section 1: Also a portion of the SW  $\frac{1}{4}$  NE  $\frac{1}{4}$ , more particularly described as follows:

Beginning at a 5/8 inch iron pin on the North line of said SW  $\frac{1}{4}$  NE  $\frac{1}{4}$  from which the Northeast 1/16 corner of said Section 1 bears S. 89°31'34" E. 40.00 feet; thence S. 00°08'01" E. parallel to the East line of said SW  $\frac{1}{4}$  NE  $\frac{1}{4}$ , 432.41 feet to a 5/8 inch iron pin on the Northeasterly right of way line of said State Highway 140; thence N. 58°11'22" West along said right of way line, 148.70 feet to a 5/8 inch iron pin in an existing fence; thence N. 11°57'35" E., generally along said existing fence, 358.95 feet to a 5/8 inch iron pin on the North line of said SW  $\frac{1}{4}$  NE  $\frac{1}{4}$ ; thence S. 89°31'34" E. 46.50 feet to the point of beginning.

NOTE: An easement appurtenant to the land referred to in this report or a portion thereof, appears to have been created or granted by that certain document recorded October 15, 1992 in Volume M92, page 26072 in Deed Records of Klamath County, Oregon.

PARCEL 2: That portion of the SE  $\frac{1}{4}$  NE  $\frac{1}{4}$  lying Northeasterly of Highway 140 of Section 1 Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

AND the SW  $\frac{1}{4}$  NW  $\frac{1}{4}$  of Section 6, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of First American Title the 28th day  
of August A.D., 19 98 at 1:54 o'clock P. M., and duly recorded in Vol. M98  
of Deeds on Page 31691.

FEE \$15.00

By Bernetha G. Letsch, County Clerk