

65347

POWER OF ATTORNEY
TO SELL REAL ESTATE

K-50968

98 AUG 28 P1:55

Vol. 1798 Page 31693

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.

SPACE RESERVED
FOR
RECORDED USE

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

KNOW ALL BY THESE PRESENTS, That I,
RICHARD GEARY

do hereby make, constitute and appoint WILLIAM M. GANONG, have made, constituted and appointed, and by these presents
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 thereto 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.

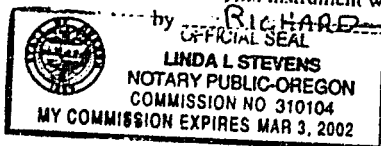
In construing this instrument and where the context so requires, the singular includes the plural.
Dated AUGUST 19 _____, 1998.

Richard Geary
RICHARD GEARY

STATE OF OREGON, County of MULTNOMAH) ss.

This instrument was acknowledged before me on AUGUST 20 _____, 1998.

by RICHARD GEARY



Linda L. Stevens
Notary Public for Oregon
My commission expires 3-3-02

31694

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 36: 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 $\frac{1}{2}$ SW $\frac{1}{4}$

Township 39 South, Range 9 East of the Willamette Meridian,
Section 6: 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. 56°11'22" West along said right of way line, 146.70 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 1:55 o'clock P M., and duly recorded in Vol. M98
of Deeds on Page 31693

FEE \$15.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross