

66719 '98 SEP 23 AM 12:24 MTC 45856-MC Vol. 1998 Page 34844

POWER OF ATTORNEY TO PURCHASE REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, That I, **ELIZABETH BAGHOTT, A MEMBER OF CASCADIA RANCH AND STABLES, L.L.C.**, have made, constituted and appointed and by these presents do make, constitute and appoint **LYNAN LEA BAGHOTT, ALSO A MEMBER OF CASCADIA RANCH AND STABLES, L.L.C.** my true and lawful attorney, for me and in my name, place and stead and for my use and benefit, to: Execute any and all documents necessary to purchase, mortgage, hypothecate, including but not limited to deeds, contracts, earnest money agreements, escrow instructions, miscellaneous lender originated documents, and to receive and to disburse any and all funds CONCERNING the following described property:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"

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, as fully, to all intents and purposes as I might or could do if personally present, hereby ratifying and confirming all that my said attorney or my said attorneys shall lawfully do or cause to be done by virtue hereof.

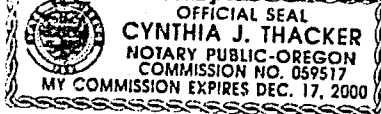
In construing this instrument and where the context so requires, the singular includes the plural.

Dated 9-18-98

Elizabeth Jane Baghott
ELIZABETH BAGHOTT

STATE OF Oregon, County of Jackson) ss. Sept. 18 1998

Personally appeared the above named Elizabeth Baghott and acknowledged the foregoing to be her ~~voluntary act and deed~~.



Before me: Cynthia J. Thacker
Notary Public for Oregon
My Commission expires 12/17/00

POWER OF ATTORNEY

Elizabeth Baghott

to

Cascadia Ranch & Stables LLC

STATE OF OREGON)
) ss.
County of _____)

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 Mortgages of said County.

Witness by hand and seal of County affixed

AFTER RECORDING RETURN TO:

Cascadia Ranch and Stables LLC
4615 Reeder Road
Klamath Falls, OR 97603

Name _____ Title _____
By _____ Deputy _____

34845

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

A parcel of land situate in the NW1/4 of the NE1/4 of Section 17, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the North line of the NW1/4 of the NE1/4 of Section 17, which said point intersects with the Easterly right of way line of Reeder Road; thence South along said Easterly right of way line of Reeder Road, 330 feet; thence East 660 feet; thence North 330 feet more or less to the North line of said NW1/4 of the NE1/4, thence West along said North line 660 feet more or less to the point of beginning.

PARCEL 2:

NW1/4 NE1/4 lying Northeasterly of the O.C. & E. Railway Company right of way and East of Reeder Road, Section 17, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM THE FOLLOWING:

A parcel of land situate in the NW1/4 of the NE1/4 of Section 17, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point of the North line of the NW1/4 of the NE1/4 of Section 17, which said point intersects with the Easterly right of way line of Reeder Road; thence South along said Easterly right of way line of Reeder Road, 330 feet; thence East 660 feet; thence North 330 feet more or less to the North line of said NW1/4 of the NE1/4, thence West along said North line 660 feet more or less to the point of beginning.

Cascadia Ranch and Stables, L.L.C.Minutes of Meeting- 9/11/98

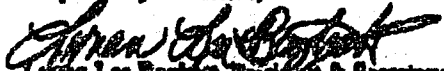
On Friday, September 11, 1998, the members of the newly formed company of Cascadia Ranch and Stables, L.L.C. met in Klamath Falls at the prior approved location at 5504 American Avenue at 9:00pm.

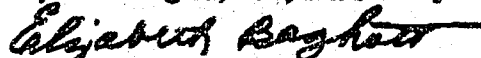
President Lyman read the minutes of the prior meeting which were approved by all members.

The Cascadia Ranch and Stables, L.L.C. members unanimously approved to make the purchase of the property at 4516 Reader Road belonging to Cindy Williams. The purchase price of \$350,000.00 was also unanimously agreed upon with \$175,000.00 to be paid in cash by members and a note signed for the remaining balance of \$175,000.00 to be carried under contract by Ms. Williams at 7% interest amortized over 30 years and due in ten years. Amerititle was chosen by Ms. Williams for the set-up and processing of said note; all members approved.

There being no further business, the meeting was adjourned.

Respectively submitted,


Lyman Lee Baggett, President & Secretary


Elizabeth Baggett, Treasurer

34847

LOMBARD, KNUDSEN & HOLTEY, LLP
ATTORNEYS AT LAW
Post Office Box 1090
Ashland, OR 97520
(541)482-8491
FAX: (541)488-3239

FAX

TO: Secretary Of State-Corp. Div. FAX#: (503) 378-4381
FROM: JUD HOLTEY DATE: September 9, 1998
SUBJECT: LLC Articles Of Organization PAGES: 1+1
MESSAGE: Please file the following Articles Of Organization
and return a filed copy to our office at PO BOX 1090 in
Ashland.

Please bill the \$40.00 fee to the following
chargecard #: VISA

Thank You.

Jud Holtey

THIS MESSAGE IS INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED, AND MAY CONTAIN INFORMATION THAT IS PRIVILEGED, CONFIDENTIAL AND EXEMPT FROM DISCLOSURE UNDER APPLICABLE LAW. IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT, OR THE EMPLOYEE OR AGENT RESPONSIBLE FOR DELIVERING THE MESSAGE TO THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION, OR COPYING OF THIS COMMUNICATION IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE NOTIFY US IMMEDIATELY BY TELEPHONE, AND RETURN THE ORIGINAL MESSAGE TO US AT THE ABOVE ADDRESS VIA THE U.S. POSTAL SERVICE. THANK YOU.



Phone: (503) 896-3200
Fax: (503) 378-4381

Secretary of State
Corporation Division
284 Center St., NE, Suite 151
Salem, OR 97310-1327

Articles of Organization—Limited Liability Company

For office use only

Registry Number: _____

Attach Additional Sheet if Necessary

Please Type or Print Legibly in Black Ink

- 1) MAJOR COURT ADDRESS FOR SERVICE "Limited Liability Company" or the abbreviation "LLC" or "LLC"
Cascadia Ranch & Stables LLC

- 2) DURATION (Please check one)

☐ Limited only upon which the Limited Liability Company is to dissolve in _____

☒ Duration shall be perpetual.

☒ CHECK HERE TO INDICATE ON YOUR REGISTRATION THAT YOU DO NOT WANT MAIL SOLICITATION.

- 3) NAME OF THE INITIAL REGISTERED AGENT
Lynan Lea Baghott

2710 Washburn Way - SUITE 3

Klamath Falls, OR 97603

- 4) ADDRESS OF THE INITIAL REGISTERED AGENT (must be an Oregon Street Address which is posted in the registered agent's business office)
Lynan Lea Baghott

2710 Washburn Way - SUITE 3

Klamath Falls, OR 97603

- 5) ADDRESS WHERE THE DIVISION MAY MAIL NOTICES
Lynan Lea Baghott

2710 Washburn Way - SUITE 3

Klamath Falls, OR 97603

- 6) NAME AND ADDRESS OF EACH ORGANIZER

Lynan Lea Baghott

4615 Reeder Road

Klamath Falls, OR 97603

- 7) CHECK THE FOLLOWING STATEMENT IF APPLICABLE

☐ This limited liability company will be managed by a manager(s).

- 8) IF RECEIVING A PROFESSIONAL SERVICE OR SERVICES, DESCRIBE THE SERVICE(S) BEING RECEIVED.

- 9) OPTIONAL PROVISIONS (Attach a separate sheet if necessary.)

- 10) EXECUTION (The fee for each signer must be "Organizer.")

Printed Name
Lynan Lea Baghott

Signature

Lynan Lea Baghott

Title

ORGANIZER

ORGANIZER

ORGANIZER

- 11) CONTACT NAME
Jud Holtey

DAYTIME PHONE NUMBER
(503) 482-8491

FEES

Make check for \$35 payable to "Corporation Division."

NOTE: Along with money paid with VISA or MasterCard, the card number and expiration date should be indicated on a separate sheet to avoid processing.

CR191 (Rev. 8/97)

STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of Amerititle the 23rd day
of September A.D., 19 98 at 11:24 o'clock A. M., and duly recorded in Vol. M98
of Deeds on Page 34844.

FEE \$30.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross