

KNOW ALL MEN BY THESE PRESENTS, That I,

SHANA LEANN HILYARD

have made, constituted and appointed and by these presents do make, constitute and appoint SHIRLEY FAYE HILYARD 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 sell and convey, 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 ATTACHED LEGAL DESCRIPTION ON EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE.

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 conveyance of the same with our 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, 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 attorney's substitute or substitutes 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 May 22, 19 99.

Shana LeAnn Hilyard
SHANA LEANN HILYARD

STATE OF OREGON, County of Klamath) ss.

May 22, 19 99.

Personally appeared the above named SHANA LEANN HILYARD

and acknowledged the foregoing instrument to be voluntary act and deed.



Before Me: Stacy L. Makee
NOTARY PUBLIC FOR OREGON
My Commission Expires:

Aug 2 2002

POWER OF ATTORNEY

SHANA LEANN HILYARD

to

SHIRLEY FAYE HILYARD

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 _____ or as fee/file/instrument/microfilm/reception No. _____, Record of Mortgages of said County.

Witness by my hand and seal of County affixed

AFTER RECORDING RETURN TO:

Name Shirley Faye Hilyard

Name _____ Title _____

By _____ Deputy _____

EXHIBIT 'A'
LEGAL DESCRIPTION

All that portion of the NE1/4 and the E1/2 NW1/4 in Section 12, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at the intersection of the West line of the NE1/4 with the Southerly line of Hilyard Avenue; thence East along the Southerly line of Hilyard Avenue to its intersection with the Southwesterly line of South Sixth Street; thence Southeasterly along said Southwesterly line to the most Northerly corner of Lot 1 in Block 1 of Hilyard Tracts; thence Southerly along the Westerly boundary of Hilyard Tracts to the Westerly line of the Merrill Highway; thence South along the Westerly line of said highway to the South line of said NE1/4; thence West along the South line of said NE1/4 to the Northeasterly right of way line of the O.C. & E. Railroad right of way; thence Northwesterly along the Northeasterly right of way line of said railroad to the West line of said NE1/4; thence continuing North 66 degrees 54' West along said right of way line a distance of 792.4 feet; thence North 42 degrees 50' East a distance of 1064.94 feet, more or less, to the West line of said NE1/4; thence North along said West line to the point of beginning.

SAVING AND EXCEPTING THEREFROM that portion conveyed to State of Oregon, by and through its Department of Transportation, Highway Division, by Volume M75, page 2133, Microfilm Records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM the following:

A tract of land situated in the NW1/4 NE1/4 of Section 12, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the Southerly right of way line of Hilyard Avenue from which the 1/4 corner common to Section 1 and said Section 12 bears North 30.00 feet and West 752.71 feet; thence West, along said right of way line 425.00 feet; thence South 400.00 feet; thence East 425.00 feet; thence North 400.00 feet to the point of beginning, with bearings based on the survey of said Minor Land Partition.

ALSO EXCEPTING THEREFROM the following:

A parcel of land situated in the E1/2 of the NE1/4 of Section 12, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

EXHIBIT "A"
LEGAL DESCRIPTION
- CONTINUED -

Beginning at the most Westerly corner of Lot 1, Block 1, Hilyard Tracts as the same is shown and recorded in official Klamath County Records, thence from said point of beginning South 37 degrees 33' East along the Westerly line of said Lot 1, Block 1, Hilyard Tracts, 62.80 feet more or less, thence South 05 degrees 33' East along the Westerly line of said Lot 1, Block 1, Hilyard Tracts, 74.73 feet more or less to the most Southerly corner of that certain parcel described in Volume M79, on page 10239, Microfilm Records of Klamath County, Oregon; thence South 43 degrees 55' West along the Southwesterly extension of the Southerly line of said parcel described in Volume M79, page 10239, Microfilm Records of Klamath County, Oregon, 78.94 feet to a point which is located 60 feet measured at right angles to the Westerly line of said Lot 1, Block 1, Hilyard Tracts, thence North 05 degrees 33' West parallel to the Westerly line of said Lot 1, Block 1, and 60 feet Westerly measured at right angles, 108.83 feet more or less, thence North 37 degrees 33' West parallel to the Westerly line of said Lot 1, Block 1, and 60 feet Westerly measured at right angles 58.35 feet more or less to a point that is located South 64 degrees 27' West and the Southwesterly extension of the Northerly line of said Lot 1, Block 1, Hilyard Tracts, thence North 64 degrees 27' East 61.34 feet more or less to the point of beginning.

AND FURTHER EXCEPTING the following:

A tract of land situated in the NW1/4 NE1/4 of Section 12, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the Southerly right of way line of Hilyard Avenue from which the 1/4 corner common to Section 1 and said Section 12 bears North 30.00 feet and West 752.71 feet; thence East, along said right of way line 312.80 feet; thence South 155.00 feet; thence West 312.80 feet; thence North 155.00 feet to the point of beginning, with bearings based on the survey of Minor Land Partition 25-87 as filed in the Klamath County Surveyor's office.

AND ALSO EXCEPTING THEREFROM the following:

Commencing at the most Northerly corner of Lot 1, Block 1, of Hilyard Tracts, in the County of Klamath, State of Oregon; thence Southeasterly along the Northeasterly line of said Lot 1, 105.5 feet; thence at right angles 100 feet, more or less, to the Westerly line of Said Lot 1; thence following said Westerly line of said Lot 1 in a Northwesterly direction 125 feet, more or less, to the most Northwesterly corner of said Lot 1; thence Northeasterly on said Lot line 38.2 feet, more or less, to the place of beginning. SAVING AND EXCEPTING THEREFROM that portion conveyed to State of Oregon in Deed Volume M71, page 9890, Microfilm Records of Klamath County, Oregon.

* * * END * * *

State of Oregon, County of Klamath
 Recorded 6/21/99, at 3:29 p. m.

In Vol. M99 Page 24389

Linda Smith,

County Clerk

Fee \$ 15 - *NR*