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1999 JUL 23 AM 11:04

MTIC 41516-KR

Vol M99 Page 29277

POWER OF ATTORNEY TO SELL REAL ESTATE

Vol M99 Page 30009

KNOW ALL MEN BY THESE PRESENTS, That I, _____

KELLY ANNE HILYARD and HAL GREGORY 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 LEGAL DESCRIPTION ATTACHED WHICH IS MADE A PART HEREOF BY THIS REFERENCE

* re-recorded to attach 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 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.

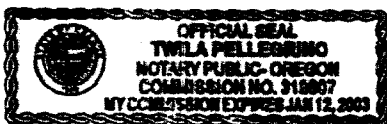
Dated July 20, 19 99.

ⓧ Kelly Anne Hilyard
KELLY ANNE HILYARD

ⓧ Hal Gregory Hilyard
HAL GREGORY HILYARD

STATE OF OREGON, County of Klamath) ss. July, 19 99.

Personally appeared the above named KELLY ANNE HILYARD and HAL GREGORY HILYARD and acknowledged the foregoing instrument to be their voluntary act and deed.



Before Me: Twila Pellegrino
NOTARY PUBLIC FOR OREGON
My Commission Expires: 1-12-2003

POWER OF ATTORNEY

STATE OF OREGON)
County of _____) ss.

to _____

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:

Shirley Hilyard
Na 6856 Hilyard Ave.
Klamath Falls, OR.
97603

State of Oregon, County of Klamath
Recorded 7/22/99, at 2:08 p. m. Title
in Vol. M99 Page 29277
Linda Smith, Deputy
County Clerk Fee \$ 5 HL

5, 1502

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 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 50.00 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:

- Continued -

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 10209, Microfilm Records of Klamath County, Oregon; thence South 43 degrees 58' West along the Southwesterly extension of the Southern line of said parcel described in Volume M79, page 10209, 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 78.35 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 NW 1/4 NE 1/4 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 53.00 East and West 752.71 feet; thence East, along said right of way line 102.80 feet; thence South 145.00 feet; thence West 312.50 feet; thence North 155.00 feet to the point of beginning, with bearings based on the survey of Minor Land Partition 2580 as shown 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 North-easterly line of said Lot 1, 105.5 feet; thence at right angles 125 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 9690, Microfilm Records of Klamath County, Oregon.

*** END ***

State of Oregon, County of Klamath
Recorded 7/28/99, at 11:24 a. m.
In Vol. M99 Page 30009
Linda Smith,
County Clerk R/R Fees 15' R/R