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02 MAR 27 PM 1:31



THIS SPACE RESERVED FOR RECORDER'S USE

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After recording return to:

First American Title
482 Main
R. Falls, OR. 97601

State of Oregon, County of Klamath

Recorded 03/27/2002 1:31 P.m.

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Linda Smith, County Clerk

Fee \$ 41.00 # of Pgs 5

Escrow No. K58415S & K57540-S

Title No. K58415-S & K57540-S

SPECIAL POWER OF ATTORNEY

KNOW ALL PERSONS BY THESE PRESENTS:

That Dale W. Ring does hereby make constitute and appoint Virginia I. Ring my true and lawful attorney for me and in my name, place and stead and for my use and benefit as to that certain real property, together with any interest therein or any improvements thereon, described as:

See Attached Exhibit "A" Legal Description

(being commonly known as: , Klamath Falls, OR)

(a) to contract for purchase, receive and take possession thereof and of evidence of title thereto, to lease the same for any term or purpose, including leases for business, residence and oil or mineral development; to sell, exchange, subdivide, grant or convey the same with or without warranty, covenant or restrictions; to mortgage, transfer in trust or otherwise encumber the same to secure payment of a note or performance of any obligation or agreement; and to accept the conveyance thereof in any form of tenancy including but not limited to tenants in common, tenants by the entirety and "not as tenants in common, but with right of survivorship" with any other person or persons, including property wherein my said Attorney is one of the co-tenants.

(b) To borrow money and to execute and deliver notes therefore, with or without security; and to loan money and receive notes therefore with such security as he/she shall deem proper.

(c) To transact business of any kind or class and as my act and deed to sign, execute, acknowledge and deliver a deed, lease, assignment of lease, covenant, indemnity, agreement, mortgage, deed of trust, assignment of mortgage or beneficial interest under deed of trust, subdivision plat, extension or renewal of any obligation, subordination or waiver of priority, bill of lading, bill of sale, bond, note, receipt, check, evidence of debt, full or partial release of mortgage, judgment or other debt, escrow instructions, and other such instruments in writing of any kind or class as may be necessary or proper in the premises.

(d) As to any personal property and goods, wares and merchandise, checks, chooses in action and other property in possession or in action: To contract for, buy, sell, exchange, transfer, endorse and in any legal manner deal in and with the same; and to mortgage, transfer in trust, or otherwise encumber the same to secure payment of a note or performance of any obligation or agreement.

This power shall not be affected by disability of the principal. All acts done by my Attorney pursuant to this power during any period of disability or incompetence or uncertainty as to whether I am dead or alive shall have the same effect and inure to the benefit of and bind me or my heirs, devisees and personal representatives as if I were alive, competent and not disabled.

(e) This power of attorney does not empower or authorize my said Attorney to negotiate or otherwise receive the net proceeds due to me in the case of a sale of my property.

GIVING AND GRANTING unto my said attorney full power and authority to do and perform all and every act and thing whatsoever requisite, necessary or appropriate to be done, in and about the premises as fully to all intents and purposes as I might or could do if personally present, hereby ratifying all that my said Attorney shall lawfully do or cause to be done by virtue of these presents. When the context

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so requires the singular number includes the plural.

This Power of Attorney expires _____ months from the date hereof or SIX MONTHS FROM THE DATE HEREOF IF NO TIME PERIOD IS SPECIFIED.

In witness whereof, I have hereunto set my hand on _____,

Dale W. Ring
Dale W. Ring

STATE OF OREGON
County of KLAMATH

} ss.

This instrument was acknowledged before me on this 19 day of March, 2002
by Dale W. Ring

Jill M. O'Neil
Notary Public for Oregon
My commission expires: 10/10/03



LEGAL DESCRIPTION
RING TO PARCEL 3
February 22, 2002

A tract of land situated in the Southwest One-Quarter of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at the Center One-Quarter corner of said Section 1, evidenced by a 3/4" iron pipe; thence along the Southerly line of Simmers Avenue, South 89°05'07" West, 393.37 feet; thence leaving said Southerly line, South 00°33'48" West, 747.81 feet to the **True Point of Beginning**; thence North 90°00'00" East, 71.83 feet; thence South 46°23'16" East, 52.77 feet; thence South 00°33'48" West, 246.09 feet to a point on the Northeasterly right-of-way of the Klamath Falls-Lakeview Highway; thence along said Northeasterly right-of-way, North 46°09'38" West, 151.62 feet; thence leaving said Northeasterly right-of-way, North 00°33'48" East, 177.46 feet to the point of beginning.

Said tract contains 24,685 square feet (0.567 acres), more or less.

Bearings are based upon the centerline of the Klamath Falls – Lakeview Highway per Record of Survey number 6632 filed in the office of the Klamath County Surveyor.

**LEGAL DESCRIPTION
RING TO PARCEL 1
February 22, 2002**

A tract of land situated in the Southwest One-Quarter of Section 1, 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 Center Section line of said Section 1, which bears South 87°50'28" West, 393.68 feet from the Center One-Quarter corner of said Section 1, evidenced by a 3/4" iron pipe; thence along said center Section line, North 87°50'28" East, 110.51 feet; thence leaving said Center Section line, South 00°33'48" West, 779.83 feet; thence North 46°23'16" West, 52.77 feet; thence North 90°00'00" West, 71.83 feet; thence North 00°00'00" West, 739.26 feet to the Point of Beginning.

Said tract contains 1.895 acres, more or less.

Bearings are based upon the centerline of the Klamath Falls – Lakeview Highway per Record of Survey number 6632 filed in the office of the Klamath County Surveyor.

LEGAL DESCRIPTION
RING (QUIET TITLE TO PARCEL 1)
February 22, 2002

A tract of land situated in the South One-Half of the Northwest One-Quarter of Section 1, 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 line of Simmers Avenue which bears South 89°05'07" West, 393.37 feet from the Center One-Quarter corner of said Section 1, evidenced by a 3/4" iron pipe; thence along said Southerly line, North 89°05'07" East, 110.43 feet; thence leaving said Southerly line South 00°33'48" West, 6.15 feet to a point on the Center Section line of said Section 1; thence along said Center Section line, South 87°50'28" West, 110.51 feet; thence North 00°33'48" East, 8.55 feet to the Point of Beginning.

Said tract contains 811 square feet (0.019 acres), more or less.

Bearings are based upon the centerline of the Klamath Falls – Lakeview Highway per Record of Survey number 6632 filed in the office of the Klamath County Surveyor.