

02 APR 5 PM 5:19

MTR 56363-KR

Vol M02 Page

20219



KNOW ALL MEN BY THESE PRESENTS, That I, Nancy C Peters aka NANCY COLLEEN PETERS have made, constituted and appointed, and by these presents do hereby make, constitute and appoint Roger W Peters aka ROGER WAYNE PETERS 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 to him shall seem meet, all or any portion of the following described real property situate, lying and being in the county of Klamath in the state of Oregon and more particularly described, as follows, to-wit:

Parcel 1, Parcel 2 and Parcel 3
 Klamath County Tax Lot: 4009-100-500
 Klamath County Tax Lot: 4009-100-800
 Klamath County Tax Lot: 4009-100-600

Legal Description attached hereto.

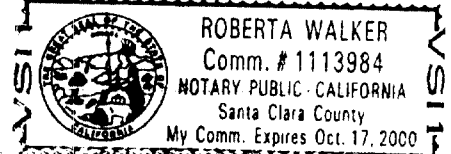
with all the privileges and appurtenances thereunto belonging or in anywise appertaining, and for me and in my name to make out, execute, acknowledge and deliver proper deeds of conveyance of the same with or without covenants of seisin, freedom from encumbrances and warranty.

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 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 said attorney or my said attorney's substitute or substitutes shall lawfully 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 5/4/00, 1900

Nancy C Peters



California
 STATE OF ~~OREGON~~, County of Santa Clara ss.

Personally appeared the above named Nancy C. Peters

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

Before me:

Roberta Walker
 Notary Public for ~~Oregon~~ California. My commission expires 10/17/00

(OFFICIAL SEAL)

POWER OF ATTORNEY

NANCY COLLEEN PETERS

TO

ROGER WAYNE PETERS

AFTER RECORDING RETURN TO

ROGER WAYNE PETERS

5714 JUDY COURT

KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

SPACE RESERVED

FOR

RECORDER'S USE

State of Oregon, County of Klamath
 Recorded 04/05/2002 3:19 p.m.
 Vol M02, Pg 20219-21
 Linda Smith, County Clerk
 Fee \$ 3.00 # of Pgs 3

77057

03-03-94 P03 41 RCVD

Vol 94 Page 6772

After recording return to: Fred A. Peters, 11500 Highway 39,
Klamath Falls, Oregon 97601

Send tax statement to: Fred A. Peters Trust, 11500 Highway 39,
Klamath Falls, Oregon 97601

20220

DEED

FRED A. PETERS, Grantor, conveys to Fred A. Peters and Wynemia R. Peters, Trustees, or their successor in Trust under the Fred A. Peters Trust dated February 17, 1994, and any amendments thereto, Grantee, the following real property located in Klamath County, Oregon:

Parcel 1:

A tract of land situated in Section 1, Township 40 South, Range 9 East of the Willamette Meridian more particularly described as follows:

Beginning at the intersection of the North-South center line of said Section 1 and the Easterly right of way line of the Southern Pacific Railroad Company Right of Way; thence North along said center line to the South line of Government Lot 3 in said Section 1; thence West along the South line of said Lot to the Southeasterly Right of Way Line of the 1-B Drain as now located; thence Southwesterly along said 1-B Drain Right of Way to the Northeasterly Right of Way Line of the Southern Pacific Railroad Company Right of Way; thence Southeasterly along said Right of Way to the point of beginning.

Together with an easement for ingress and egress to and from said parcel of real property over the South 30 feet of the N $\frac{1}{2}$ S $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 1, Township 40 S., Range 9 E.W.M., Klamath County, Oregon.

Klamath County Tax Lot: 4009-100-500

PARCEL 2:

A piece or parcel of N $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 1, Township 40 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

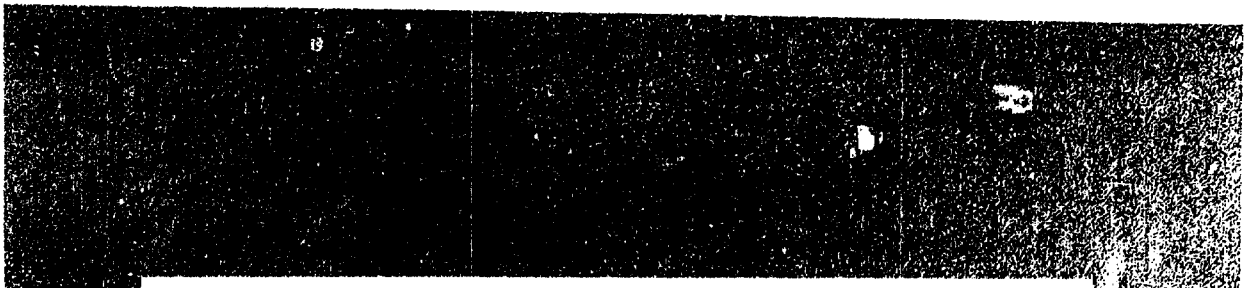
Beginning at a point in the section line marking the easterly boundary of said Section 1, Township 40 South, Range 9 East, W.M., 865.0 feet northerly from the quarter section corner on the said easterly boundary of said Section 1, and running thence South 89°55' West 179 feet, more or less, to a point; thence North 1°32' West 68.3 feet to a point; thence North 87°25' East to a point on the Section line marking the easterly boundary of said Section 1; thence Southerly along the said section line to the point of beginning.

Klamath County Tax Lot: 4009-100-800

PARCEL 3:

N $\frac{1}{2}$ S $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 1, Township 40 South, Range 9 East of the Willamette Meridian, saving and excepting therefrom the following:

DEED - Page 1



6773

20221

A piece or parcel of the E $\frac{1}{2}$ N $\frac{1}{2}$ S $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 1, Township 40 South, Range 9 East of the Willamette Meridian, described as follows:

Beginning at a point in the Section line marking the Easterly boundary of the said Section 1, 1151.8 feet Northerly from the quarter section corner of the said Easterly boundary of said Section 1; thence Westerly parallel with the East and West center line of said Section 1, 307 feet, more or less, to a point in the center of an irrigation ditch; thence Northerly along said ditch 148.2 feet, more or less to a point in the Southerly boundary of the right of way of the U.S. Bureau of Reclamation lateral canal; thence Easterly along the said right of way marking the Easterly boundary of said Section 1; thence south along the said section line 148.2 feet, more or less, to the said point of beginning.

ALSO SAVING AND EXCEPTING a piece of parcel of the N $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 1, Township 40 South Range 9 East of the Willamette Meridian, and more particularly described as follows:

Beginning at a point in the section line marking the Easterly boundary of the said Section 1, Township 40 South, Range 9 East of the Willamette Meridian 865.0 feet Northerly from the quarter section corner on the said Easterly boundary of the said Section 1 and running thence south 89° 55' West 179 feet, more or less, to a point; thence North 1°32' West 68.3 feet to a point; thence North 87°25' East to a point on the section line marking the Easterly boundary of said Section 1; thence Southerly along the said section line to the point of beginning.

Klamath County Tax Lot: 4009-100-600

Together with a 1978 Conco Mobile Home, Oregon Title No. 9013861637, VIN: 2980114619.

This Deed is made for Estate Planning purposes and no consideration stated in dollars has been paid by Grantee.

This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses.

Fred A. Peters
Fred A. Peters

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on Mar 3, 1994, by Fred A. Peters.



Kim E. Vinson
Notary Public for Oregon

My commission expires: Oct. 10, 1995

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Fred Peters the 3rd day of March A.D., 1994 at 3:41 o'clock P.M., and duly recorded in Vol M94 of Deeds on Page 6772

FEE \$35.00

Evelyn Biehn - County Clerk

By [Signature]