

POWER OF ATTORNEY

WILLIAM C. RANSOM

Vol M02 Page 55143

to

KRISTINE J. RANSOM

State of Oregon, County of Klamath
Recorded 09/27/2002 2:59 p m.
Vol M02, Pg 55143-AK
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

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AFTER RECORDING RETURN TO:

WILLIAM C. RANSOM

11630 Hwy 39, Klamath Falls, OR 97603
NAME, ADDRESS, ZIP

MTZ 1396-4270

POWER OF ATTORNEY TO SELL REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, That I, WILLIAM C. RANSOM
have made, constituted and appointed, and by these presents
do hereby make, constitute and appoint KRISTINE J. RANSOM
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 and 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 EXHIBIT "A"

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 SEPTEMBER 27, 2002, _____.

William C. Ransom
WILLIAM C. RANSOM

STATE OF Oregon

COUNTY OF Klamath

SS. _____

Personally appeared the above named WILLIAM C. Ransom

and acknowledged the foregoing instrument to be his voluntary act.



(seal)

Before me:

Twila Pellegrino
Notary Public for Oregon
My commission expires 1-12-2003

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the S1/2 S1/2 NE1/4 of Section 1, Township 40 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the East one-quarter corner of Section 1; thence North 89 degrees 45' 40" West 30.00 feet to a 3/4" iron rod at the intersection with the Westerly right of way line of Oregon State Highway 39; thence North 00 degrees 15' 29" East 229.06 feet along the Westerly right of way line of said Highway 39 to a 5/8" iron rod, being a corner of said parcel, the true point of beginning; thence North 89 degrees 45' 40" West 950.84 feet to a 5/8" iron rod; thence South 00 degrees 15' 29" West 229.06 feet to a 5/8" iron rod at the intersection with the center one-quarter section line of Section 1; thence North 89 degrees 45' 40" West 1663.99 feet along the center one-quarter section line of Section 1 to the center one-quarter corner of Section 1 marked by a 5/8" iron rod; thence North 00 degrees 04' 23" East 664.33 feet along the center one-quarter section line of Section 1 to a point; thence South 89 degrees 45' 18" East 2616.98 feet to a point at the intersection with the Westerly right of way line of said Highway 39; thence South 00 degrees 15' 29" West 435.75 feet along the Westerly right of way line of said Highway 39 to the point of true beginning.

The basis of bearing Minor Land Partition NO. 79-82 on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM a 40 foot wide strip of K.I.D. Drain over and across the S1/2 S1/2 NE1/4 Section 1, Township 40 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Tax Account No. 4009 00100 00900

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