

MTC-68833NS

State Of Oregon, County Of Klamath

M05-61643

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Of Pages 4 Fee: \$36.00

RECORDING COVER SHEET

THIS COVER SHEET HAS BEEN PREPARED
BY THE PERSON REPRESENTING THE
ATTACHED INSTRUMENT FOR RECORDING.
ANY ERRORS IN THIS COVER SHEET DO NOT
AFFECT THE TRANSACTION(S) CONTAINED
IN THE INSTRUMENT ITSELF.

After Recording, Return To:

**Amerititle
300 Klamath Avenue
Klamath Falls, OR 97601**

1. Name(s) of the Transaction(s):

Limited Power of Attorney

2. Direct Party (Grantor):

David E. Smith

3. Indirect Party (Beneficiary):

David M. Hesla

4. True and Actual Consideration Paid:

n/a

5. Legal Description:

See legal description attached hereto and made a part hereof by this reference

30.0

Limited Power of Attorney

I, David E. Smith, am of sound mind and I voluntarily make this designation.

Appointment of Agent

I designate David M. Hesla, living at 5457 Glenridge Way, Klamath Falls, OR 97601, to act for me as my agent, with the powers set forth in this document. David M. Hesla and I are joint owners of the real property (Lauren Estates) located in Klamath County, Oregon, described in the attached ***Property Description*** and commonly known as Lauren Estates. I have discussed this appointment with David M. Hesla.

Effective Date

My agent has the powers set forth in this document immediately upon my signing it. These powers will not be affected by any mental or physical disability I may have in the future.

Powers

My agent must exercise powers in my best interests and for my welfare, as a fiduciary. My agent will have the following powers:

Real Estate

To execute and deliver on my behalf all agreements, contracts, transfers, deeds and conveyances, conveying an interest in Lauren Estates or in one or more lots, building lots, parcels or portions of Lauren Estates to third party purchasers of such lots or parcels.

Other Provisions

Right to Rely

No person in Oregon or in any other state who relies on representations of my agent under this Special power of attorney will be liable to me or my estate unless that person had actual knowledge that my agent did not have power to act.

Liability

My agent will not incur any liability to me under this power except for a breach of fiduciary duty.



Durability

The powers granted to my agent under this power of attorney shall continue to be exercisable even though I have become disabled or incompetent.

Expenses

My agent is entitled to reimbursement for reasonable expenses incurred in exercising powers and to reasonable compensation for services as agent.

Amendment or Revocation

I can amend or revoke this Power of Attorney through a writing delivered to my agent. Revocation is not effective as to a third party until the third party learns of the revocation.

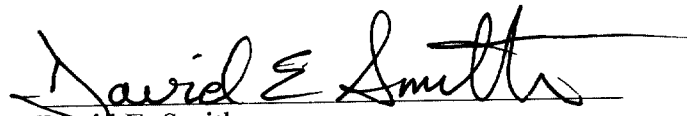
Photocopies

Photocopies of this document can be relied upon as though they were originals.

Signature of Principal

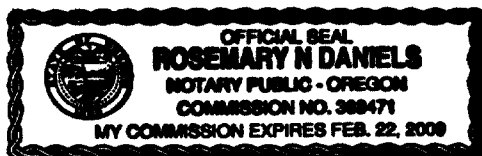
I sign this Power of Attorney voluntarily and I understand its purpose.

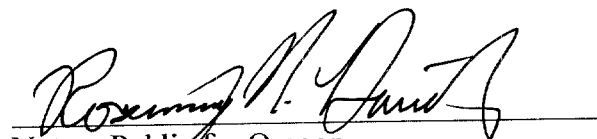
Signed in one counterpart original on July 13, 2005.


David E. Smith

STATE OF OREGON)
)ss.
County of Lane)

This instrument was acknowledged before me on July 13, 2005 by David E. Smith.




Notary Public for Oregon
My Commission expires: 2-22-09



Property Description

"TRACT 1412 - LAUREN ESTATES", SITUATED IN THE SE1/4 SE1/4 OF SECTION 11, T39S, R9EWM, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

/ BEGINNING AT A 2" IRON PIPE MARKING THE INITIAL POINT, SAID POINT BEING THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 11 AND THE WEST RIGHT OF WAY LINE OF THE USBR A-3 LATERAL, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 11 BEARS S89°55'40"E 20.00 FEET; THENCE N89°55'40"W, ALONG THE SAID SOUTH LINE, 647.47 FEET TO THE SOUTHEAST CORNER OF "TRACT 1072 - THIRD ADDITION TO CYPRESS VILLA"; THENCE, ALONG THE EAST BOUNDARY OF SAID "TRACT 1072", N00°04'20"E 150.00 FEET, N04°41'20"E 60.20 FEET AND N00°04'20"E 120.02 FEET; THENCE LEAVING SAID BOUNDARY, S89°55'30"E 640.57 FEET TO THE SAID WEST LINE OF THE USBR A-3 LATERAL; THENCE S00°17'02"E 330.00 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE PROPERTY CONVEYED TO KLAMATH COUNTY BY DEED RECORDED IN VOLUME 351 AT PAGE 690., THE TOTAL AREA OF THIS SUBDIVISION IS 3.95 ACRES, MORE OR LESS.