

MTL-71069 TM

POWER OF ATTORNEY

Mary E. Fitzpatrick

M05-66382

Klamath County, Oregon

10/12/2005 03:34:05 PM

Pages 3 Fee: \$31.00

to

Kevin Arndt

AFTER RECORDING RETURN TO:

Mary E. Fitzpatrick

3939 South 6th St. #136, Klamath Falls,
NAME, ADDRESS, ZIP OR 97603

POWER OF ATTORNEY TO SELL REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, That I, Mary E. Fitzpatrick have made, constituted and appointed, and by these presents do hereby make, constitute and appoint Kevin Arndt 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:

7612 JACKS WAY, KLAMATH FALLS, OR 97603 and more particularly described as follows:

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 20, 2005.

Mary E. Fitzpatrick
Mary E. Fitzpatrick

STATE OF Oregon

COUNTY OF Klamath

On this 20th day of September, 20 05, personally appeared the above named Mary E. Fitzpatrick and acknowledged the foregoing instrument to be his/her voluntary act.

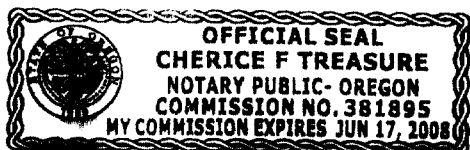
Before me:

Cherice J. Treasure

Notary Public for Oregon

My commission expires 6/17/2008

(seal)



3100

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I :

A tract of land situated in the SW1/4 NW1/4, Section 18, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin on the East right of way line of State Highway No. 39 (Klamath Falls-Merrill Highway), said point being located South a distance of 1326.66 feet and East a distance of 29.61 feet from the bolt purportedly marking the Southwest corner of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, as set and shown by record of Survey No. 1018 filed in the office of the Klamath County Surveyor, said beginning point also being North a distance of 3989.91 feet and East a distance of 9.80 feet from the iron pin marking the Southwest corner of Section 18, Township 39 South, Range 10 East of the Willamette Meridian; thence North 89° 47' 40" East along the Westerly extension of an old existing fence line and along said fence line 1001.20 feet; thence South 293.25 feet; thence North 70° 49' 32" East 102.63 feet to a point on the arc of a 50-foot radius curve; thence Southeasterly along the arc of said curve (central angle = 102° 21' 44") 90.25 feet; thence South 31° 36' 12" East 104.55 feet; thence South 65° 48' 00" West 10.00 feet; thence South 24° 12' 00" East 180.00 feet; thence South 65° 48' 00" West 91.43 feet to the beginning of a curve; thence along the arc of said curve to the left (central angle = 42° 41' 30" and radius = 135.77 feet) 101.16 feet; thence South 23° 06' 30" West 74.72 feet; thence along the arc of a curve to the right (central angle = 113° 45' 00" and radius = 100 feet) 198.53 feet; thence North 43° 08' 30" West 185.00 feet to the true point of beginning of this description; thence North 46° 51' 30" East 118.75 feet; thence North 43° 08' 30" West 49.88 feet; thence on the arc of a curve to the left (central angle = 16° 33' 45" and radius = 220 feet) 63.60 feet; thence South 30° 17' 45" West 114.36 feet; thence South 43° 08' 30" East 80.00 feet to the true point of beginning of this description.

TOGETHER WITH a perpetual and non-exclusive easement for access as described in deed recorded April 3, 1979 in Volume M79 page 7265, Deed records of Klamath County, Oregon.

PARCEL II:

A tract of land situated in the SW1/4 NW1/4, Section 18, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin on the East right of way line of State Highway No. 39 (Klamath Falls-Merrill Highway), said point being located South a distance of 1326.66 feet and East a distance of 29.61 feet from the bolt purportedly marking the Southwest corner of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, as set and shown by record of Survey No. 1018 filed in the office of the Klamath County Surveyor, said beginning point also being North a distance of 3989.91 feet and East a distance of 9.80 feet from the iron pin marking the Southwest corner of Section 18, Township 39 South, Range 10 East of the Willamette Meridian; thence North 89° 47' 40" East along the Westerly extension of an old existing fence line and along said fence line 1001.20 feet; thence South 293.25 feet; thence North 70° 49' 32" East 102.63 feet to a point on the arc of a 50-foot radius curve; thence Southeasterly along the arc of said curve (central angle = 102° 21' 44") 90.25 feet; thence South 31° 36' 12" East 104.55 feet; thence South 65° 48' 00" West 10.00 feet; thence South 24° 12' 00" East 180.00 feet;

- Continued -

(Legal description continued)

thence South $65^{\circ} 48' 00''$ West 91.43 feet to the beginning of a curve; thence along the arc of said curve to the left (central angle = $42^{\circ} 41' 30''$ and radius = 135.77 feet) 101.16 feet; thence South $23^{\circ} 06' 30''$ West 74.72 feet; thence along the arc of a curve to the right (central angle = $113^{\circ} 45' 00''$ and radius = 100 feet) 193.53 feet; thence North $43^{\circ} 08' 30''$ West 265.00 feet to the true point of beginning of this description; thence continuing North $43^{\circ} 08' 30''$ West 74.64 feet; thence North $65^{\circ} 09' 30''$ West 116.01 feet; thence North $00^{\circ} 16' 00''$ West 25.21 feet; thence North $89^{\circ} 47' 40''$ East 102.35 feet; thence along the arc of a curve to the right (central angle = $30^{\circ} 30' 05''$ and radius = 220.00 feet) 117.12 feet; thence South $30^{\circ} 17' 45''$ West 114.36 feet to the true point of beginning of this description.

TOGETHER WITH a perpetual and non-exclusive easement for access as described in deed recorded May 2, 1979 in Volume M79 page 10005, Deed records of Klamath County, Oregon.

Tax Account No: 3910-018B0-01400-000

Key No: 598026