



M06-06381

Klamath County, Oregon

04/03/2006 03:47:34 PM

Pages 3 Fee: \$31.00

After recording return to:
James Renfree
4500 Cannon Avenue #59
Klamath Falls, OR 97603

File No.: 7021-757022 (DMC)
Date: March 13, 2006

SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

That **James Renfree**, does hereby make, constitute and appoint **Darlean Peterson** 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 follows:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

(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 and/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 note 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 any 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;

(e) This power shall not be affected by disability of the principle: 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 affect and inure to the benefit of and bind me or my heirs, devisees and personal representative as if I were alive, competent and not disabled.

(f) 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 so requires, the masculine gender includes feminine or neuter, and the singular number includes the plural.

This Power of Attorney expires **SIX (6)** months from the date hereof.

Dated this 13 day of March, 2006.


James Renfree

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 13 day of March, 2006
by **James Renfree**.



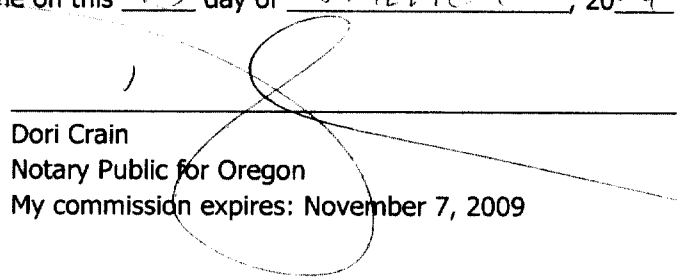

Dori Crain
Notary Public for Oregon
My commission expires: November 7, 2009

Exhibit "A"

Real property in the County of Klamath, State of Oregon, described as follows:

A parcel of land situate in Government Lot 1, Section 28, Township 40 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and being more particularly described as follows:

Beginning at a 5/8 inch iron pin on the North line of said Lot 1 from which the quarter section corner common to Sections 21 and 28 bears S. 89°51'05" E. 489.01 feet; thence S. 00°05'50" W. parallel with the East line of said Lot 1, 48.38 feet to a 5/8 inch iron pin; thence N. 89°54'10" W., 79.48 feet to a 5/8 inch iron pin; thence S. 00°05'50" W. parallel with the East line of said Lot 1, 72.17 feet to a 5/8 inch iron pin; thence S. 89°54'10" E. 79.48 feet to a 5/8 inch iron pin; thence S. 00°05'50" W. parallel with the East line of said Lot 1, 623.89 feet to a point on the North line of a parcel of land described in Volume M89 page 13285, Klamath County Deed records; thence N. 89°47'15" W. on said North line, 11.05 feet to the Northwest corner of said parcel; thence S. 00°04'55" W. on the West line of said parcel, 140.02 feet to a point on the South line of a parcel of land described in Volume M00 at page 44971, Klamath County Deed records; thence N. 89°40'50" W. on said South line, 388.98 feet to a 5/8 inch iron pin at the Southwest corner thereof; thence N. 00°05'50" E. on the West line of last said parcel, 883.28 feet to a 5/8 inch iron pin on the North line of said Lot 1; thence S. 89°51'05" E. on last said North line, 400.00 feet to the point of beginning.

Together with the following described parcel: Commencing at a point on the North line of said Section 28 from which the North 1/4 corner of said section bears South 89°51'05" East 889.01 feet; thence South 00°05'50" West 158.29 feet to the true point of beginning; thence South 48°55'38" West 64.52 feet; thence South 00°05'50" West 155.00 feet; thence South 48°55'30" East 64.33 feet; thence North 00°05'50" East 239.64 feet to the point of beginning

Saving and excepting the following described parcel: Beginning at a point on the North line of said Section 28 from which the North 1/4 corner of said section bears South 89°51'05" East 889.01 feet; thence South 00°05'50" West 158.29 feet; thence North 48°55'38" East 102.23 feet; thence North 00°05'50" East 90.92 feet to said North line of Section 28; thence along said North line North 89°51'05" West 77.00 feet to the point of beginning.

TOGETHER WITH: A non-exclusive easement for ingress and egress, being 30 feet in width and being more particularly described in Volume M02 page 22186 and 22187 of Klamath County Deed records.

Subject to: A non-exclusive easement for ingress and egress, being 30 feet in width and also being 15 feet in width on each side of the following described centerline: Beginning at a point on the East line of the above described parcel of

and from which the Northeast corner of said parcel bears N. 00°05'50" E. 345.36 feet; thence S. 82°11'00" W. 403.85 feet to a point on the West line of a parcel of land described in Volume M00 page 44971, Klamath County Deed records, the Northwest corner of which bears N. 00°05'50" E. 401.32 feet.

Tax Parcel Number: R94891