

WTC 83527-KR

POWER OF ATTORNEY

2008-014018

Klamath County, Oregon



00054610200800140180020024

10/10/2008 03:18:43 PM

Fee: \$26.00

RICHARD R. KELLEY

to  
KATHY A. OSBORNE

AFTER RECORDING RETURN TO:  
KATHY A. OSBORNE

1145 Fishue Road, NE  
Salem, OR 97305  
NAME, ADDRESS, ZIP

POWER OF ATTORNEY TO SELL REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, That I, **RICHARD R. KELLEY**, have made, constituted and appointed, and by these presents do hereby make, constitute and appoint **KATHY A. OSBORNE**, 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:

1363 Lower Klamath Lake Rd., Klamath Falls, OR 97603 and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR COMPLETE LEGAL DESCRIPTION.

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.

THIS DOCUMENT SHALL AUTOMATICALLY EXPIRE ON DECEMBER 16, 2008.

Dated JUNE 17, 2008.

Richard R. Kelley  
RICHARD R. KELLEY

STATE OF OREGON

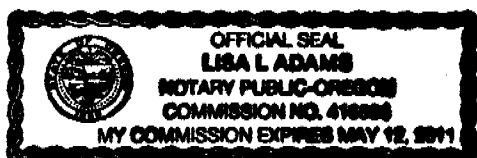
COUNTY OF JACKSON

On this 17 day of JUNE, 2008, personally appeared the above named RICHARD R. KELLEY and acknowledged the foregoing instrument to be his/her voluntary act.

Before me:

(seal)

Lisa L. Adams  
Notary Public for OREGON  
My commission expires MAY 12, 2011



26amt

EXHIBIT "A"  
LEGAL DESCRIPTION

A parcel of land situate in Government Lot 1, Section 28, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, 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 South 89° 51' 05" East 489.01 feet; thence South 00° 05' 50" West parallel with the East line of said Lot 1, 48.38 feet to a 5/8 inch iron pin; thence North 89° 54' 10" West 79.48 feet to a 5/8 inch iron pin; thence South 00° 05' 50" West parallel with the East line of said Lot 1, 72.17 feet to a 5/8 inch iron pin; thence South 89° 54' 10" East 79.48 feet to a 5/8 inch iron pin; thence South 00° 05' 50" West 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, Microfilm Records of Klamath County, Oregon; thence North 89° 47' 15" West on said North line, 11.05 feet to the Northwest corner of said parcel; thence South 00° 04' 55" West 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, page 44971, Microfilm Records of Klamath County, Oregon; thence North 89° 40' 50" West on said South line, 388.98 feet to a 5/8 inch iron pin at the Southwest corner thereof; thence North 00° 05' 50" East 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 South 89° 51' 05" East 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.

Excepting therefrom 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 re-recorded in Volume M02, page 69231, Microfilm Records of Klamath County, Oregon.