

WJC87425-MS

POWER OF ATTORNEY

2010-004540

Klamath County, Oregon

Delta Jean Totten



00082713201000045400030039

04/14/2010 03:04:58 PM

Fee: \$47.00

to

Lee Roy Totten

AFTER RECORDING RETURN TO:

Lee Roy Totten

PO Box 1884

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

POP

POWER OF ATTORNEY TO PURCHASE and/or MORTGAGE REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, That I, Delta Jean Totten, have made, constituted and appointed, and by these presents do make, constitute and appoint Lee Roy Totten 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 purchase, 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:

2742 Vale Road and 9452 Hill Road, Klamath Falls, OR 97603 and more particularly described as follows:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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, as fully, to all intents and purposes as I might or could do if personally present, hereby ratifying and confirming all that my said attorney or my said attorney shall lawfully do or cause to be done by virtue hereof.

In construing this instrument and where the context so requires, the singular includes the plural.

Dated 4/8, 2010

Delta Jean Totten
Delta Jean Totten

STATE OF OR

COUNTY OF Klamath

On this 8th day of April, 2010, personally appeared the above named Delta Jean Totten and acknowledged the foregoing instrument to be his/her voluntary act.

Before me:



Notary Public for OR

My commission expires 12/20/10

47Amf

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

A tract of land situated in the SW1/4 SE1/4 of Section 6, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southeast corner of the SW1/4 SE1/4 of said Section 6, said point being the Northeast corner of JUNCTION ACRES SUBDIVISION; thence South $89^{\circ} 07' 30''$ West along the South line of said Section 6, which is also the North line of said subdivision, a distance of 30 feet; thence Northerly, parallel with the East line of the SW1/4 SE1/4 of said Section 6 a distance of 175 feet to the true point of beginning of this description; thence Northerly parallel with the East line of the SW1/4 SE1/4 of said Section 6 a distance of 175 feet, more or less to the intersection with the centerline of the Enterprise Irrigation District canal as it is presently located and constructed; thence Northwesterly and Southwesterly along the centerline of said canal to a point that is Northerly, measured on a line parallel with the East line of the SW1/4 SE1/4 of said Section 6, a distance of 350 feet from the South line of said Section 6; thence South $89^{\circ} 07' 30''$ West parallel with the South line of said Section 6, which is the North line of said subdivision, to the intersection with the East line of that tract of land deeded to Heaton, as described in Deed Volume 359 at page 448; thence South $28^{\circ} 23' 30''$ East and South $00^{\circ} 21' 45''$ East along the East line of said Heaton Tract to a point that is Northerly, measured on a line parallel with the East line of the SW1/4 SE1/4 of said Section 6, a distance of 175 feet from the South line of said Section 6; thence North $89^{\circ} 07' 30''$ East parallel with the South line of said Section 6; which is the North line of said subdivision, to the true point of beginning of this description. EXCEPT that portion lying within the boundaries of the Enterprise Irrigation District Canal.

PARCEL 2:

A tract of land situated in the SW1/4 SE1/4 of Section 6, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the South line of said Section 6, said point being on the North line of JUNCTION ACRES SUBDIVISION and being South $89^{\circ} 07' 30''$ West a distance of 30 feet from the Northeast corner of said subdivision which is also the Southeast corner of the SW1/4 SE1/4 of said Section 6; thence Northerly parallel with the East line of the SW1/4 SE1/4 of said Section 6 a distance of 175 feet; thence South $89^{\circ} 07' 30''$ West parallel with the South line of said Section 6, which is the North line of said subdivision to the intersection with the East line of the tract of land deeded to Heaton as described in Deed Volume 359 at page 448; thence South $00^{\circ} 21' 45''$ East along the East line of Heaton tract a distance of 175 feet, more or less, to the South line of said Section 6, which is the North line of said subdivision; thence North $89^{\circ} 07' 30''$ East along the South line of said Section 6, and along the North line of said Subdivision to the point of beginning. EXCEPT that portion deeded to Klamath County for road purposes February 21, 2002 in Volume M02, page 10348, Microfilm records of Klamath County, Oregon

PARCEL 3:

Lot 4, VALE HEIGHTS, TRACT 1386, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at the Northwest corner of the NE1/4 of the NE1/4 of Section 32, Township 39 South, Range 10 East of the Willamette Meridian; thence South along the West line of said NE1/4 a distance of 14 chains; thence East parallel to the North line of said section a distance of 9 chains; thence North parallel to said West line a distance of 14 chains; thence West along the North line of said section a distance of 9 chains to the point of beginning.