2011-002173
Klamath County, Oregon

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02/18/2011 08:24:29 AM Fee: $52.00

AFTER RECORDING, RETURN TO:
William M. Ganong
Attorney at Law
514 Walnut Avenue
Klamath Falls OR 97601

DURABLE POWER OF ATTORNEY FOR REAL ESTATE

I, Derek M. Parker, of Boca Raton, Florida, appoint Richard Geary as my agent and attorney-in-fact (hereinafter collectively referred to as "my Agent"), who shall have power and authority to lease, let, grant, bargain, sell, convey, contract to sell, grant options to purchase and sell, obtain and grant easements and other interests in the land, exchange, remise, release, and dispose of the real property in Klamath County, Oregon more particularly described on Exhibit A attached hereto and incorporated herein by this reference, upon such terms, conditions, price or sums as my Agent may deem proper for my benefit by reason of my ownership interest in said property.

My Agent shall have the power to execute and deliver any written instrument and perform any other act necessary or desirable to carry out the powers granted to my Agent under this power of attorney, as fully as I might do personally. I ratify and confirm all acts performed by my Agent pursuant to this power of attorney.

Third parties who rely in good faith on the authority of my Agent under this power of attorney shall not be liable to me, to my estate, or to my heirs, successors, or assigns. Third parties without actual notice of revocation may conclusively rely on the continued validity of this power of attorney. If requested, my Agent shall furnish, and a third party may conclusively rely on, an affidavit or certificate stating that (1) I was competent at the time this power of attorney was executed; (2) the power of attorney has not been revoked; (3) my Agent continues to serve as attorney-in-fact under the power of attorney; and (4) my Agent is acting within the scope of authority granted under the power of attorney. My Agent may sue or pursue other action against any third party who refuses to honor this power of attorney after such an affidavit or certificate has been provided.

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

The validity and construction of this power of attorney shall be determined under Oregon law.

I have signed this power of attorney this 31 day of January, 2011.

D M Parker
Derek M. Parker
Derek M. Parker

STATE OF FLORIDA, County of Palm Beach) ss.

This instrument was acknowledged before me on the 31st day of January, 2011 by Derek M. Parker.

Mary L. Tebes
Notary Public for Florida

My Commission Expires:

Notary Public State of Florida
Mary L Tebes
My Commission DD633209
Expires 03/23/2011

EXHIBIT "A"

PARCEL 1:

A TRACT OF LAND LOCATED IN THE SOUTH ONE-HALF OF SECTION 5, THE NORTHEAST ONE-QUARTER OF SECTION 7, AND THE NORTH ONE-HALF OF SECTION 8, ALL IN TOWNSHIP 38 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "W&H PACIFIC" MARKING THE NORTHWEST CORNER OF LOT 1046 OF TRACT 1426, RUNNING Y RESORT, PHASE 12, 1ST ADDITION, THENCE NORTH 90°00'00" WEST 223.95 FEET TO THE EASTERLY BOUNDARY OF PROPERTY DESCRIBED IN VOLUME M03, PAGE 75105 OF THE KLAMATH COUNTY DEED RECORDS; THENCE NORTH 00°00'00" WEST ALONG SAID EASTERLY BOUNDARY, 203.56 FEET TO THE NORTHEAST CORNER OF SAID PROPERTY; THENCE NORTH 90°00'00" WEST ALONG THE NORTHERLY LINE OF SAID PROPERTY 660.00 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 00°00'00" EAST ALONG THE WESTERLY LINE OF SAID PROPERTY 203.56 FEET; THENCE LEAVING SAID WESTERLY LINE SOUTH 90°00'00" WEST 537.28 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF OREGON STATE HIGHWAY 140, 40.00 FEET FROM CENTERLINE WHEN MEASURED PERPENDICULAR TO SAID CENTERLINE; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING SEVEN (7) COURSES: NORTH 43°28'47" WEST 357.90 FEET; THENCE NORTH 46°31'13" EAST 10.00 FEET; THENCE NORTH 43°28'47" WEST 998.96 FEET; THENCE NORTH 46°31'13" EAST 10.00 FEET; THENCE NORTH 43°28'47" WEST 200.00 FEET; THENCE NORTH 46°31'13" EAST 20.00 FEET; THENCE NORTH 43°28'47" WEST 808.53 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE NORTH 59°31'11" EAST 274.49 FEET; THENCE NORTH 23°26'24" WEST 48.43 FEET TO THE APPROXIMATE CENTERLINE OF THE EXISTING DRAINAGE CANAL; THENCE ALONG SAID CANAL THE FOLLOWING TWENTY-TWO (22) COURSES; NORTH 66°46'02" EAST 129.68 FEET; THENCE NORTH 81°52'26" EAST 190.38 FEET; THENCE NORTH 65°06'35" EAST 67.65 FEET; THENCE NORTH 40°17'14" EAST 40.75 FEET; THENCE NORTH 00°08'09" EAST 18.20 FEET; THENCE NORTH 30°35'28" EAST 77.80 FEET; THENCE NORTH 40°38'29" EAST 173.22 FEET; THENCE NORTH 58°24'50' EAST 300.37 FEET; THENCE NORTH 66°36'20" EAST 178.62 FEET; THENCE NORTH 55°22'24' EAST 231.44 FEET; THENCE NORTH 46°29'52" EAST 159.29 FEET; THENCE NORTH 46°32'01" EAST 445.97 FEET; THENCE NORTH 51°26'48" EAST 304.95 FEET; THENCE NORTH 54°16'06" EAST 276.26 FEET; THENCE NORTH 53°56'44" EAST 439.32 FEET; THENCE NORTH 49°56'15" EAST 46.60 FEET; THENCE NORTH 43°33'45" EAST 126.61 FEET; THENCE NORTH 44°20'01" EAST 205.14 FEET; THENCE

NORTH 44°15'33" EAST 222.66 FEET; THENCE NORTH 35°48'35" EAST 35.52 FEET; THENCE SOUTH 76°43'06" EAST 98.20 FEET TO THE CENTERLINE OF THE EXISTING DRAINAGE CANAL; THENCE ALONG SAID CENTERLINE OF THE CANAL, MEANDERING IN A SOUTHEASTERLY DIRECTION, APPROXIMATELY 4156.00 FEET TO THE EASTERLY LINE OF SAID SECTION 8; THENCE LEAVING SAID CANAL AND IN A SOUTHERLY DIRECTION ALONG SAID EASTERLY LINE, APPROXIMATELY 1760.00 FEET TO THE NORTHERLY LINE OF LOT 984, TRACT 1423, RUNNING Y RESORT PHASE 12; THENCE ALONG THE NORTHERLY LINE OF SAID TRACT 1423, RUNNING Y RESORT PHASE 12, AND THE NORTHERLY LINE OF TRACT 1426, RUNNING Y RESORT, PHASE 12, 1ST ADDITION, THE FOLLOWING SEVEN (7) COURSES: NORTH 89°32'43" WEST 180.58 FEET; THENCE NORTH 88°28'24" WEST 288.73 FEET; THENCE NORTH 88°27'11" WEST 481.07 FEET; THENCE NORTH 88°43'55" WEST 748.32 FEET; THENCE NORTH 88°17'59" WEST 451.10 FEET; THENCE NORTH 88°55'18" WEST 906.12 FEET; THENCE NORTH 87°33'57" WEST 265.36 FEET TO SAID NORTHWEST CORNER OF SAID LOT 1046 AND THE **POINT OF BEGINNING.**

CONTAINING APPROXIMATELY 398.06 ACRES, MORE OR LESS.

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS PER C.S. 7216 OF THE KLAMATH COUNTY SURVEY RECORDS. (Revised November 8, 2006)

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 21, 1992
JACK A. BUTLER
2550

RENEWAL: 12-31-07

EXHIBIT "A"

PARCEL 2:

Beginning at a point where the section line common to Sections 8 and 9, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, intersects the North boundary of the Klamath Lake Highway; running thence Easterly along the Northerly boundary of the Klamath Lake Highway to its intersection with the North-South 40 line of the SWI/4 of Section 9, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; thence North along the North-South 40 line of the SWI/4 and NWI/4 of Section 9 to a point on the boundary between the Geary and Hunt properties which lies North 634 feet from the Southwest corner of Government Lot 2, Section 9, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; thence following the Geary-Hunt property boundary Northwesterly to its intersection with the section line common to Sections 8 and 9, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; thence South along the section line to the point of beginning, said parcel lying all in the W1/2W1/2 Section 9, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM that portion thereof lying in the SW1/4 of said Section 9.