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2012-000536

Klamath County, Oregon



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Fee: \$47.00

AFTER RECORDING, RETURN TO:

William M. Ganong  
Attorney at Law  
514 Walnut Avenue  
Klamath Falls OR 97601

FROM:

William K. Newlun and Luella Mae Dunham  
22318 Hwy 70  
Dairy, OR 97625

TO:  
Vernon G. Newlun  
22318 Highway 70  
Dairy OR 97625

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POWER OF ATTORNEY TO SELL REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, That we, William K. Newlun and Luella Mae Dunham, have made, constituted, and appointed, and by these presents do hereby make, constitute, and appoint Vernon G. Newlun as our true and lawful attorney for us and in our name, place, and stead, and for our use and benefit to sell and convey to any party or parties at such price or prices and upon such terms as he determines, all or any portion of the following-described real property situated, lying, and being in the county of Klamath, and in the state of Oregon and more particularly described as follows, to-wit:

Parcel No. 1:

A parcel of land in SE $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 9, Township 39 South, Range 10 E., W.M., in Klamath County, Oregon more particularly described as thus:

Beginning at a  $\frac{1}{2}$  inch iron pin which is N. 0° 06' E. 30.0 feet and S. 88° 58' E. 327.2 feet from the SW corner of the SE $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 9 (true point of beginning). Thence S. 88° 58' E. 297.20 feet to a 1/2 inch iron pin; thence N. 0° 06' E. 201.50 feet to a 1/2 inch iron pin; thence S. 89° 03' W. 297.2 feet to a 1/2" iron pin; thence S. 0° 06' W. 201.07 feet to point of beginning.

This parcel contains 1.37 acres, more or less, including a non-exclusive use easement reserved by Grantor East of the West line of said parcel, adjoining the 30 foot easement previously reserved understood and agreed between the Grantor and Grantee West of the West line of said parcel, making a total non exclusive use easement 60 feet in width centered along the West line of said parcel.

Klamath County Assessor Account No. R-3910-009BD-03100-000

POWER OF ATTORNEY TO SELL REAL ESTATE

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*[Handwritten signature]*

and Property ID #R593931 and containing approximately 1.37 acres.

Parcel No. 2:

A parcel of land situate in the SE $\frac{1}{4}$  NW $\frac{1}{4}$  of Section 9, Township 39 South, Range 10 E., W.M., Klamath County, Oregon and more particularly described as follows:

Beginning at a 5/8" iron pin on the East line of the Pine Grove Road which bears N. 89° 40' E. a distance of 30 feet and N. 0° 06' E. a distance of 30 feet from the iron pipe marking the Northeast corner of the NW $\frac{1}{4}$  SW $\frac{1}{4}$  of said Section 9; thence N. 0° 06' E., along the East line of the Pine Grove Road, a distance of 200.64 feet to a 5/8" iron pin; thence S. 89° 03' E. a distance of 297.2 feet to a 5/8" iron pin; thence S. 0° 06' W., parallel with the East line of the Pine Grove Road, a distance of 201.07 feet to a 5/8 " iron pin; thence N. 88° 58' W. a distance of 297.2 feet, more or less, to the point of beginning. Said parcel contains 1.37 acres, more or less.

Klamath County Assessor Account No. R-3910-009BD-03200-000  
and Property ID #R593940

Parcel Nos. 3 & 4:

A parcel of land called 1B (see R.O.S. #1010) located in the N.E. corner of W $\frac{1}{2}$  of NE $\frac{1}{4}$  of SW $\frac{1}{4}$  of Section 9 Township 39 South, Range 10 E., W.M., Klamath County, Oregon and more particularly described as thus:

Beginning at a point located S. 89° 07' E., 327.2 feet from the center West 1/16 corner Section 9; thence S. 0° 16 $\frac{1}{2}$ ' W., 447.86 feet to a pt.; thence S. 89° 20 $\frac{1}{2}$ ' E., 327.85 feet to a  $\frac{1}{2}$  inch iron pin; thence N. 0° 10 $\frac{1}{2}$ ' E., 446.55 feet to a point; thence N. 89° 07' W., 327.2 feet to point of beginning.

This parcel containing 3.36 acres including a 30.0 foot easement on the West side of parcel for roadway and also reserving a 30.0 foot easement on the North and East side of said property for roadway. Said easement to be a nonexclusive public use easement.

Klamath County Assessor Account No. R-3910-009CO-00900-000  
and Property ID #R594878 containing approximately 2.39 acres and

Klamath County Assessor Account No. R-3910-009CO-01000-000  
and Property ID #R594869 containing approximately .96 acres

with all the privileges and appurtenances thereunto belonging or in any way appertaining, and for us and in our names 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 our 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 we might or could do if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that our attorney shall lawfully do or cause to be done by virtue of these presents. In addition to doing and performing all acts required to consummate the sale of said real property, our attorney-in-fact shall also have full power and authority to institute, prosecute, and complete any and all land use applications and permits including, but not limited to, lot line adjustments, variances, conditional use permits, and site plans that my attorney-in-fact deems appropriate for the development, marketing, and sale of said real property.

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

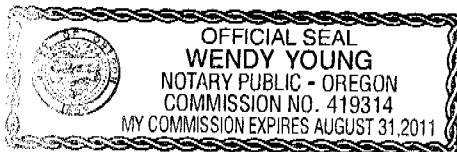
Dated this 23 day of April, 2010.

Luella Mae Dunham  
Luella Mae Dunham

William K. Newlun  
William K. Newlun

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me this 23 day of April, 2010 by William K. Newlun and Luella Mae Dunham.



Wendy Young  
Notary Public for Oregon  
My Commission Expires: 8.31.2011