

2012-009052

Klamath County, Oregon

1st 1902360 SK



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08/16/2012 02:29:30 PM

Fee: \$47.00

After recording return to:
Daniel and Marjorie Leahy

File No.: 7021-1902360 (SFK)

Date: August 08, 2012

SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

That **Marjorie J. Leahy**, does hereby make, constitute and appoint **Daniel M. Leahy** 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;

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(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 principal: 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.

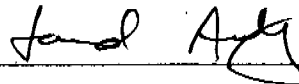
This Power of Attorney expires **SIX (6)** months from the date hereof.

Dated this 8th day of August, 2012.

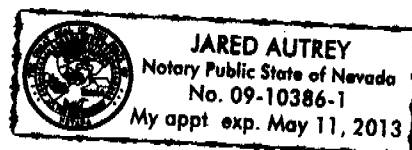

Marjorie J. Leahy

STATE OF Oregon Nevada)
)ss.
County of Klamath Clark)

This instrument was acknowledged before me on this 8th day of August, 2012
by **Marjorie J. Leahy**.



Notary Public for Oregon
My commission expires: 5-11-2013



APN: R584228

Special Power of Attorney
- continuedFile No.: 7021-1902360 (SFK)
Date: August 08, 2012**EXHIBIT A****LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:**A tract of land situated in the E 1/2 of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:**

Beginning at the Southwest corner of Parcel 3 of "Major Land Partition No. 36-85", said point being on the North line of that tract of land described in Deed Volume M97 page 24079 of the Klamath County Microfilm records; thence along the boundary of said Deed Volume, West 152.44 feet, South 269.1 feet and North 88°43' East 496.0 feet, more or less to the West right of way line of State Highway 39; thence South along said right of way line, 755 feet, more or less to the Northeasterly right of way line of the Burlington Northern Railroad; thence Northwesterly, along said right of way line, 610 feet, more or less; thence West, along said right of way line, 190 feet, more or less, thence Northwesterly, along said right of way line, 170 feet more or less, to the Easterly right of way line of the USBR 1-7 lateral; thence Northerly, along the said right of way line, 1210 feet, more or less, to the Southerly right of way line of Henley Road as described in Volume 75 page 629 of the Klamath County Deed records; thence South 89°35' East, along said right of way line, 270 feet, more or less, to the West line of that tract of land described in Deed Volume M92 page 15067 of the Klamath County Microfilm records; thence South along said West line, 22 feet, more or less, to a point on the West line of said "Major Land Partition No. 36-85"; thence South 644.94 feet to the point of beginning