

POWER OF ATTORNEY



2013-013249
Klamath County, Oregon
12/02/2013 01:30:46 PM
Fee: \$47.00

Aaron R. Reeves

to

Karen M. Reeves

AFTER RECORDING RETURN TO:

P.O. Box 748
Keno OR 97627

NAME, ADDRESS, ZIP

POP

POWER OF ATTORNEY TO PURCHASE and/or MORTGAGE REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, That I, **Aaron R. Reeves**, have made, constituted and appointed, and by these presents do make, constitute and appoint **Karen M. Reeves** 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:

10554 Powell Road, Keno, OR 97627 more particularly described as follows:

See Exhibit "A" for legal description 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: July 17, 2013

Aaron R. Reeves

STATE OF OREGON

COUNTY OF KLAMATH

On this 17th day of July, 2013, personally appeared the above named **Aaron R. Reeves** and acknowledged the foregoing instrument to be his voluntary act.

Before me:

Notary Public for Oregon

My commission expires: 11/16/2015

(seal)



47.00
amt

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the SE1/4 of Section 36, Township 39 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of Lot 8; thence South 89°35'55" East along the South line of Lot 8 a distance of 360.29 feet, more or less, to the East line of a roadway being described in that instrument recorded in Volume 101 of Deeds, Page 59, Records of Klamath County, Oregon; thence South 0°0'39" West along said East line a distance of 30.00 feet; thence South 89°35'55" East a distance of 228.16 feet; thence North 18°15'57" West a distance of 480.42 feet; thence North 48°48'55" West a distance of 587.39 feet, more or less, to a point on the West line of Lot 8, said point being South 0°17'52" East, 550.00 feet from the Northwest corner of Lot 8; thence South 0°17'52" East along the West line of Lot 8 a distance of 808.90 feet, more or less, to the point of beginning.

LESS AND EXCEPT the following 4 Parcels:

Parcel 1:

A tract of land situated in the E1/2 SE1/4, Section 36, Township 39 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point on the South line of that tract of land described in Deed Volume M77 at Page 22478, as recorded in the Klamath County Deed Records, said point located South 00°09'58" East 850.01 feet and South 68°18'48" East 390.82 feet from the center 1/16 corner of said Section 36; thence continuing South 68°18'48" East 119.65 feet to the most Southerly point of the tract of land described in said Deed Volume M77 at Page 22478; thence South 18°15'02" East (South 18°15'57" East by D.V. M75 at Page 5012) 372.92 feet; thence North 89°35'00" West (North 89°35'55" West by D.V. M75 at Page 5012) 228.16 feet; thence North 00°01'34" East (North 00°00'39" East by D.V. M75 at Page 5012) 30.00 feet; thence continuing North 00°01'34" East 366.72 feet to the point of beginning.

Parcel 2:

A parcel of land situated in the NE1/4 SE1/4 of Section 36, Township 39 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the West line of said NE1/4 SE1/4 which bears South 0°17'20" East a distance of 850.01 feet from the Northwest corner of said NE1/4 SE1/4; said point also being the Southwesterly corner of parcel described in Deed Volume M77 at Page 22478, Microfilm Records of Klamath County, Oregon; thence continuing South 0°17'20" East a distance of 245.0 feet to a point; thence South 89°35'55" East a distance of 360.25 feet to the West line of parcel described in Deed Volume M82, Page 11220, Microfilm Records of Klamath County, Oregon; thence North along said West line to its intersection with the Southerly line of said parcel described in Volume M77, Page 22478; thence along said Southerly line, North 68°18'48" West a distance of 390.82 feet, more or less, to the point of beginning.

(continued)

(legal description continued)

Parcel 3:

A tract of land situated in the NE1/4 SE1/4 of Section 36, Township 39 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the West line of said NE1/4 SE1/4, from which the center 1/16 corner bears North 00°09'58" West, North 00°17'20" West by D.V. M75, Page 5012, as recorded in the office of the Klamath County Clerk, 550.01 feet; thence South 48°48'00" East 586.83 feet (South 48°48'55" East 587.39 feet by said D.V. M75, Page 5012); thence South 18°15'02" East (South 18°15'57" East by said D.V. M75, Page 5012) 107.5 feet; thence North 68°18'48" West 510.47 feet, more or less, to a point on the West line of said NE1/4 SE1/4 that is South 00°09'58" East 300.00 feet from the point of beginning; thence North 00°09'58" West 300.00 feet to the point of beginning, with bearings based on recorded Survey No. 2556, as recorded in the office of the Klamath County Surveyor.

Parcel 4:

A tract of land situated in the SE1/4 of Section 36, Township 39 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning on the North-South centerline of the SE1/4 of said Section 36 from which the SE1/16 corner of said Section 36 bears South 00°10'19" East 135.91 feet; thence South 89°55'39" East 45.00 feet; thence South 00°10'19" East 89.79 feet; thence South 44°14'24" West 64.30 feet to the SE1/16 corner of said Section 36; thence North 00°10'19" West 135.91 feet to the point of beginning, with bearings based on Property Line Adjustment 18-04 on file at the office of the Klamath County Surveyor.

TOGETHER WITH a tract of land situated in the SE1/4 of the Section 36, Township 39 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning on the North-South centerline of the SE1/4 of said Section 36 from which the SE1/16 corner of said Section 36 bears South 00°10'19" East 135.91 feet; thence North 89°55'39" West 60.96 feet; thence North 00°10'19" West 72.53 feet; thence North 70°33'50" East 64.57 feet to a point on the said North-South centerline; thence South 00°10'19" East 94.09 feet to the point of beginning, with bearings based on Property Line Adjustment 18-04 on file at the office of the Klamath County Surveyor.