

2014-009877

Klamath County, Oregon

09/23/2014 01:54:15 PM

Fee: \$52.00

187 2294908-LW



After recording return to:
First American Title Company
404 Main Street Ste. 1
Klamath Falls, OR 97601

File No.: 7021-2294908 (LW)
Date: September 09, 2014

THIS SPACE RESERVED FOR RECORDER'S USE

SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

That **Karen F. Stapp**, does hereby make, constitute and appoint **Brian E. Stapp** 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;

F.
57.00

APN: R600950

Special Power of Attorney
- continued

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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.

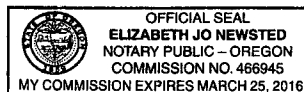
Dated this 10th day of September, 2014.

Karen F. Stapp
Karen F. Stapp

STATE OF Oregon)
County of Josephine)ss.

This instrument was acknowledged before me on this 10th day of September, 2014
by .

Elizabeth J. Newsted



Notary Public for Oregon
My commission expires: 3-25-2016

APN: R600950

Special Power of Attorney
- continued

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EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

The North 520 feet of the NW1/4 NW1/4 of Section 29, Township 39 South, Range 11 East of the Willamette Meridian, together with the right to use an existing 60' easement running across the Northeasterly portion of the subject property in a Northwest direction to the county road.

TOGETHER WITH A tract of land situated in the SW1/4 of Section 20, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, deeded in Volume M03 Page 34114, for property line adjustment 8-02 described as follows: Beginning at a point on the Section line common to Section 20 and Section 29, T. 39 S., R. 11 E.W.M. from which the West 1/16 corner common to said Sections 20 and 29 bears N. 89° 59' 53" E. 214.99 feet; thence S. 89° 59' 39" W. along the said section line, 465.00 feet; thence N. 28° 20' 47" East 340.00 feet to a point on the West line of a 60 foot wide access easement as shown on record of survey 2579; thence along the said West line, S. 32° 41' 56" E. 56.25 feet, on the arc of a curve to the left (Radius Equals 630.00 feet and central angle equals 21° 14' 00") 233.47 feet and S. 53° 55' 56" E. 140.95 feet to the point of beginning.

EXCEPTING THEREFROM a tract of land situated in the NW1/4 of Section 29, T. 39 S. R. 11 E.W.M., Klamath County, Oregon, being property line adjustment 8-02 deeded in Volume M03 Page 34115 and re-recorded in Volume M03 34704, records of Klamath County, Oregon, more particularly described as follows: Beginning at a point on the Section line common to said Section 29 and Section 20, T. 39 S. R. 11 E.W.M., from which the West 1/16 corner common to said Sections 20 and 29 bears N. 89° 59' 53" E. 214.99 feet; thence N. 89° 59' 53" E. 214.99 feet to the said West 1/16 corner; thence S. 00° 17' 46" W. along the East line of the NW1/4 NW1/4 of said Section 29, 294.26 feet to a point on the West line of the 60 foot access easement as shown on records of survey 2579; thence, along said West line, on the arc of a curve to the left (Radius Point bears N. 89° 42' 14" W. 270.00 feet and central angle equals 54° 13' 42") 255.55 feet and N. 53° 55' 56" W. 126.72 feet to the point of beginning.

Also known as: 6640 Philpott Lane Bonanza, OR 97623