

2015-006101

Klamath County, Oregon

06/11/2015 02:33:12 PM

Fee: \$47.00

After Recording Return to:

**Wilma Anne Minor**

**6543 Onyx Avenue**

**Klamath Falls, OR 97603**

Escrow No.: **5511000346-SN**

Space Above This Line For Recorder's Use

**SPECIAL POWER OF ATTORNEY  
(Buyer OR Borrower)**

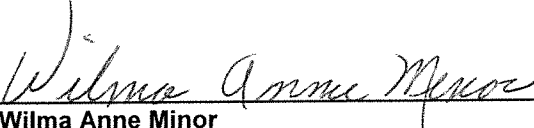
I, **Wilma Anne Minor**, appoint **Bryce C. Wilberger** as my attorney-in-fact for me, in my name and for my use and benefit, to execute promissory notes, deeds of trust, mortgages, all loan documents, contracts, if any, all escrow instructions and documents and any other instruments which may be necessary or proper to purchase and/or encumber the following described real property located in **Klamath** County and commonly known as **6161 Wocus Road, Klamath Falls, OR 97601** and described as follows:

**See Attached Exhibit "A"**

together with any personal property included in the transaction.

I give to my attorney-in-fact full authority and power to do any and all acts necessary or incidental to the performance and execution of the power granted above and to do and perform said acts fully and to all intents and purposes as I might or could do if personally present.

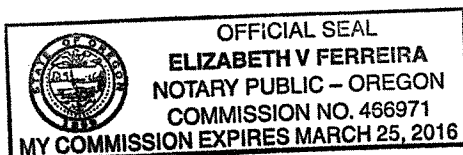
This Special Power of Attorney will only be effective from this date and shall cease to be effective six months from this date. In no event shall this Special Power of Attorney be effective after one year from this date.

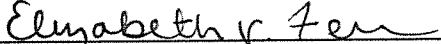
  
**Wilma Anne Minor**

State of OREGON

County of KLAMATH

Acknowledged before me by **Wilma Anne Minor** on this 12 day of May 2015.



  
Notary Public for Oregon  
My Commission Expires March 25, 2016

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL 1**

A parcel of land situated in the NE1/4 NW1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8" iron pin on the East line of the NE1/4 NW1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, which lies North along the quarter line a distance of 156.43 feet from the Northeast corner of said SE1/4 NW1/4 of Section 7; thence West 322.15 feet to a 5/8" iron pin which is also the Easterly right of way of Old U.S. Highway 97; thence North 13 degrees 30' West 133.69 feet along Easterly right of way of Old U.S. Highway 97 to a 5/8" iron pin; thence East 353.36 feet to a 5/8" iron pin; thence South 130.00 feet to the point of beginning, in the County of Klamath, State of Oregon.

**PARCEL 2**

A parcel of land situated in the NE1/4 NW1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8" iron pin on the East line of the NE1/4 NW1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, which lies North along the quarter line a distance of 156.43 feet from the Northeast corner of said SE1/4 NW1/4 of Section 7; thence North 130 feet to a 5/8" iron pin denoting the true point of beginning; thence North 10.00 feet; thence West 334.44 feet to the Easterly right of way of Old U.S. Highway 97; thence South 13 degrees 30' East a distance of 10.28 feet to a 5/8" iron pin; thence East 333.56 feet to the point of beginning; all in Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

**PARCEL 3:**

A tract of land situated in the NE1/4 NW1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 5/8 inch iron pin on the East line of said NE1/4 NW1/4 from which the Southeast corner of said NE1/4 NW1/4 lies Southerly 524.71 feet; thence South 89° 56' 41" West, 406.94 feet to a 5/8 inch iron pin on the East line of Wocus Road; thence South 12° 49' 18" East on the East line of said Wocus Road, 234.36 feet to a 5/8 inch iron pin; thence North 89° 56' 41" East, 355.45 feet to a 5/8 inch iron pin on the East line of said NE1/4 NW1/4; thence North 00° 07' 47" West, 228.56 feet to the point of beginning.