

POWER OF ATTORNEY

Franklin J. Melsness

**AmeriTitle**  
MTC 0102371

**2015-010807**

**Klamath County, Oregon**

**10/01/2015 11:51:27 AM**

**Fee: \$47.00**

to

Janet G. Melsness

AFTER RECORDING RETURN TO:

AmeriTitle

405 North 1<sup>st</sup> Street

Lakeview, OR 97630

NAME, ADDRESS, ZIP

POP \_\_\_\_\_

**POWER OF ATTORNEY TO PURCHASE and/or MORTGAGE REAL ESTATE**

KNOW ALL MEN BY THESE PRESENTS, That I, Franklin J. Melsness, have made, constituted and appointed, and by these presents do make, constitute and appoint Janet G. Melsness 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:

62231 Hwy 140 East, Bly, OR 97622 and more particularly described as follows:

\*\* SEE ATTACHED EXHIBIT "A" \*\*

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 Sept. 12, 2015.

Franklin J. Melsness  
Franklin J. Melsness

STATE OF Oregon

COUNTY OF Lane

On this 12 day of Sept, 2015, personally appeared the above named Franklin J. Melsness and acknowledged the foregoing instrument to be his/her voluntary act.

Before me:

(seal)



Notary Public for Oregon

My commission expires 6-18-2016

EXHIBIT "A"  
LEGAL DESCRIPTION

PARCEL 1:

A portion of Lots 3 and 4, Section 2, Township 37 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Northwest corner of that particular tract of real property described in Volume 93, page 174, Deed Records of Klamath County, Oregon, which corner is described therein as being on the North line of Section 2, Township 37 South, Range 14 East of the Willamette Meridian, a distance of 840 feet West of the Northeast corner of the NW1/4 thereof; thence South along the West boundary of the aforesaid particular tract of real property, and boundary extended, a distance of 1303.0 feet, more or less, to the Northerly right of way boundary of the Klamath Falls-Lakeview Highway; thence North  $66^{\circ} 43'$  West along said highway right of way boundary, a distance of 1596.5 feet, more or less, to the Easterly boundary of that particular tract of land described in Volume 300, page 126, Deed Records of Klamath County, Oregon; thence North  $6^{\circ}$  East along said Easterly boundary 672.0 feet to the North boundary of aforesaid Section 2; thence East along the North boundary of Section 2, 1,465.0 feet, more or less, to the Point of Beginning.

EXCEPTING a tract of land in Section 2, Township 37 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Those portions of the Northerly 50 feet of Government Lots 3 and 4 lying Easterly of the tract of land conveyed by Lewis A. Cobb and Mary Bell Cobb to Weyerhaeuser Timber Company, recorded June 11, 1958 in Volume 300, page 126, Deed Records of Klamath County, Oregon, and Westerly of a perpendicular line drawn Southerly at a point 3,327 feet Westerly from the Northeast corner of said Section 2.

PARCEL 2:

A portion of Lots 3 and 4, Section 2, Township 37 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Northwest corner of that particular tract of real property described in Volume 93, page 174, Deed Records of Klamath County, Oregon, which corner is described therein as being on the North line of Section 2, Township 37 South, Range 14 East of the Willamette Meridian, a distance of 840 feet West of the Northeast corner of the NW1/4 thereof; thence South along the West boundary of the aforesaid particular tract of real property and boundary extended, a distance of 210 feet to the True Point of Beginning; thence continuing South 1,093.0 feet, more or less, to the Northerly right of way boundary of the Klamath Falls-Lakeview Highway; thence South  $66^{\circ} 43'$  East along said highway right of way boundary, a distance of 129 feet to a point; thence North parallel to the West line of this description, a distance of 1,110.00 feet to a point 85 feet due East of the True Point of Beginning; thence West 85 feet to the Point of Beginning.