

POWER OF ATTORNEY

Marvin B. Chapman  
6835 Hwy. 66  
Klamath Fall, OR 97601

2019-009041

Klamath County, Oregon

08/09/2019 11:19:01 AM

Fee: \$87.00

To

Joann Chapman  
6835 Hwy. 66  
Klamath Falls, OR 97601

AFTER RECORDING RETURN TO:

Marvin B. Chapman  
6835 Hwy. 66  
Klamath Falls, OR 97601  
NAME, ADDRESS, ZIP

POS

POWER OF ATTORNEY TO SELL REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, That I, Marvin B. Chapman have made, constituted and appointed, and by these presents do hereby make, constitute and appoint ~~Joann~~ JoAnn my true and lawful attorney in fact ("my attorney") for me and in my name, place and stead, and for my use and benefit to: Execute any and all documents necessary to sell and convey, 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:

6835 Highway 66, Klamath Falls, OR 97601 and more particularly described as follows:

See Exhibit 'A' attached hereto and made a part hereof

with all the privileges and appurtenances thereunto belonging or in anywise appertaining, and for me and in my name to make out, execute, acknowledge and deliver proper deeds of conveyance of the same with or without covenants of seisin, freedom from encumbrances and warranty.

GIVING AND GRANTING unto my attorney full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done in and about the premises, as fully to all intents and purposes as I might or could do if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that my attorney or my attorney's substitute or substitutes shall lawfully do or cause to be done by virtue of these presents.

In construing this instrument and where the context so requires, the singular includes the plural.

Dated 7/23, 2019

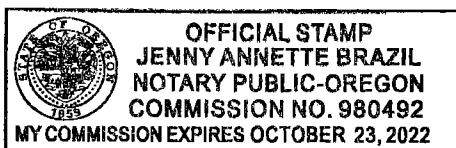
Marvin Beyer Chapman  
Marvin B. Chapman

STATE OF Oregon  
COUNTY OF Klamath

On this 23 day of July, 2019, personally appeared the above named Marvin B. Chapman and acknowledged the foregoing instrument to be his/her voluntary act.

Before me:

[Signature]  
Notary Public for Oregon  
My commission expires 10/23/2022



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## EXHIBIT "A"

### PARCEL 1

A parcel of land situate in the SE1/4 SE1/4 in Section 14, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point in the SE1/4 of SE1/4 of Section 14, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, which point in the Northwestern right of way line of the Klamath Falls-Ashland Highway, and which point of beginning is North 42.8 feet, thence South 53 ° 20 ½' W 319.78 feet, and South 54 ° 42 ½' West a distance of 506.12 feet from the Northeast corner of said SE1/4 of SE1/4 of Section 14, thence South 54 ° 42 ½' West along the Northwestern right of way line of said highway a distance of 220.6 feet; thence North 6 ° 35 ½' West 450.32 feet (which course is the Easterly boundary line of a five acre parcel of land heretofore conveyed to Richard Edwin Botens by the heirs of the Lewis Botens Estate); thence North 54 ° 42 ½' East 4.3 feet; thence South 35 ° 17 ½' East 395.0 feet to the point of beginning.

EXCEPTING THEREFROM the following:

A portion of that tract land recorded in Volume 254, page 696 of Deed Records of Klamath County, Oregon, described therein as being in the E1/2 of the SE1/4, Section 14, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, said portion of tract being particularly described as follows:

Beginning at the most Southwesterly corner of aforesaid tract of land, which corner is marked with an iron pin and lies on the Northwestern boundary of the Klamath Falls-Ashland Highway; thence North 6 ° 06 1/2' West along the Westerly boundary of said tract a distance of 186.44 feet to a 1/2 inch iron pipe; thence North 61 ° 39 1/2' East along an existing fence line, 122.68 feet to a 1" I. D. galvanized iron pipe; thence South 33 ° 20 1/2' East 147.53 feet to a 1 1/4" galvanized iron pipe; thence continuing South 33 ° 20 1/2' East 0.5 feet to the Northwestern right of way boundary of the Klamath Falls-Ashland Highway; thence along same South 54 ° 42 1/2' West 207.64 feet to the point of beginning.

### PARCEL 2

A parcel of land in the E1/2 of the SE1/4 of Section 14, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

To wit: Beginning at a point which is the intersection of the East line of said Section 14 with the Northwestern line of the Klamath Falls-Ashland Highway and which point is North 42.8 feet from the Northeast corner of the SE1/4 of the SE1/4 of said Section 14; thence along said Northwestern right of way line of said Highway, South 53 ° 20 ½' West 319.78 feet; thence continuing along said Northwestern line of said Highway, South 54 ° 42 ½' West 395.84 feet to the point of beginning of the tract herein described; thence South 54 ° 42 ½' West along said Northwestern line of said highway 110.28 feet; thence North 35 ° 17 ½' West 395.0 feet; thence North 54 ° 42 ½' East 110.28 feet; thence South 35 ° 17 ½' East 395.0 feet to the point of beginning.