

MTC664394AM

2025-001566
Klamath County, Oregon
03/05/2025 08:31:01 AM
Fee: \$92.00

AFTER RECORDING RETURN TO:

R. MICHAEL WAMPLER
POB 5144
KFO 97601

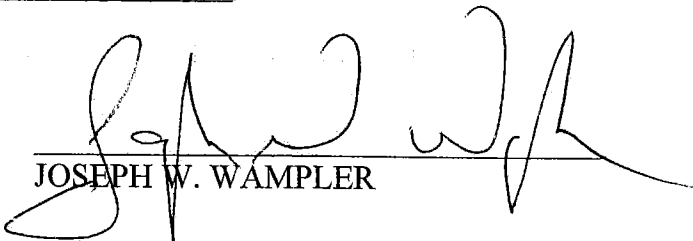
SPECIAL LIMITED POWER OF ATTORNEY

I, JOSEPH W. WAMPLER, hereby appoint R. MICHAEL WAMPLER as my true and lawful attorney in fact, herein called “my attorney,” who is hereby authorized to execute all documents on my behalf as may be necessary or prudent to consummate a sale or sales of my interest in the real property or any portion thereof located in Klamath County, Oregon, more particularly described on Exhibit “A” attached hereto and made a part hereof, including without limitation negotiating and accepting offers, making counter-offers, executing contracts and deeds, and generally to take all actions and do all things on my behalf in order to complete a sale or sales.

My attorney in fact is limited to act on my behalf as stated above and shall have no other powers to act on my behalf except as I may hereafter grant to him.

I hereby ratify and confirm all actions which may be taken by my attorney.

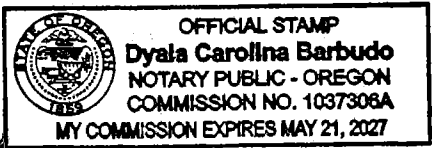
Executed this 3rd day of June, 2024.


JOSEPH W. WAMPLER

STATE OF OREGON)
) ss.
County of Klamath)

On this 3 day of June, 2024, personally appeared the above-named JOSEPH W. WAMPLER, and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: Dyala Barbudo



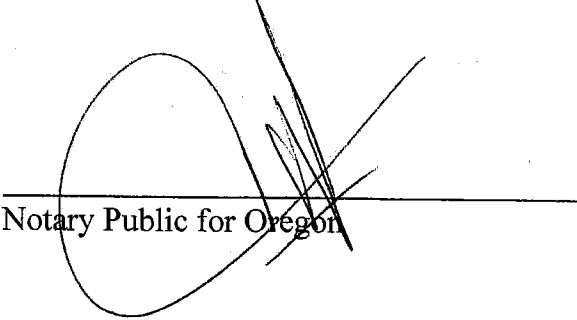

Notary Public for Oregon

EXHIBIT "A"

PARCEL I: Real property and improvements commonly known as 611 North Lalo Avenue, Chiloquin, Klamath County, Oregon, consisting of a total of 39.52 acres, and more particularly described as follows:

Government Lots 17 and 18 and 19 lying West of the Williamson River in Section 34, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

LESS AND EXCEPT the following:

A parcel of land located in Government Lot 19, Section 34, Township 34 South, Range 7, East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the intersection of the Northwestern right-of-way line of Lalakes Avenue and the Northerly right-of-way Chinchilo Street (also known as Winema Street) as shown on the plat of West Chiloquin, Oregon; thence along an existing fence line North 61 degrees 25' 15" East 24.69 feet; thence along said fence line North 88 degrees 52' 00" East 220.34 feet; thence along said fence line North 88 degrees 12' 55" East 188.50 feet; thence along said fence South 51 degrees 37' 50" East 20.54 feet to its intersection with the Northeasterly extension of the Southeasterly right-of-way of Lalo Avenue in West Chiloquin; thence South 30 degrees 30' 00" West 10.78 feet to the Northerly right-of-way line of Chinchilo Street (Winema Street); thence West along said Northerly right-of-way line 441.02 feet to the point of beginning.

(Tax Account: 700986; Map: 3407-034A0-05000)

PARCEL II: Real property consisting of 32.02 acres of surplus land and 9.81 acres of excess land located in Klamath County, Oregon, more particularly described as follows:

Government Lots 17, 18 and 19 and the SE $\frac{1}{4}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 34, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

(Tax Account: 197637; Map: 3407-034B0-01000)

PARCEL III: Real property consisting of 2.16 acres of unimproved real property located in Klamath County, Oregon, and more particularly described as follows:

A tract of land situated in Government Lot 16, Section 34, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at a 5/8 inch iron pin on the South line of said Government Lot 16, said point situated North 89 degrees 43' 34" West a distance of 1188.84 feet from the East $\frac{1}{4}$ corner of said Section 34, marked by a brass capped monument; thence Northeasterly along the Northwestern right of way line of the Southern Pacific Railroad 250 feet, more or less to the point of beginning; thence North 68 degrees 44' 24" West a distance of 4 feet, more or less to a 5/8 inch iron pin; thence continuing North 68 degrees 44' 24" West 371.60 feet to a 5/8 inch iron pin on the Easterly bank of Williamson River; thence continuing North 68 degrees 44' 24" West to the thread

of said river; thence Northeasterly along the thread of said river a distance of 220 feet, more or less; thence South 76 degrees 10' 54" East to a 5/8 inch iron pin on the Easterly bank of said river; thence continuing South 76 degrees 10' 54" East 315.00 feet to a point on the Northwesterly right of way line of the Southern Pacific Railroad; thence Southwesterly along said right of way, a distance of 250 feet, more or less, to the point of beginning, with the bearings based on recorded Survey No. 1516, as recorded in the Klamath County Surveyor's office.

(Tax Account: 198253; Map: 3407-034A0-05500)

PARCEL IV: Real property consisting of 2.29 acres of unimproved real property located in Klamath County, Oregon, and more particularly described as follows:

A tract of land situated in Government Lot 16, Section 34, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the East quarter corner of said Section 34, said corner being the Southeast corner of said Government Lot 16, said point being marked by a brass capped monument; thence North 89° 43' 34" West 1188.84 feet; thence North 25° 57' 27" East 500.38 feet to a 5/8" iron pin on the apparent Westerly right of way line of the Southern Pacific Railroad, said point being the true point of beginning of this description; thence North 76° 10' 54" West 315.00 feet to a 5/8" iron pin on the Easterly bank of the Williamson River; thence continuing North 76° 10' 54" West to the thread of the said river; thence Northerly along the thread of said river to the North line of said Government Lot 16; thence South 89° 54' 26" East along said North line to a 5/8" iron pin on the bank of said river; thence continuing South 89° 54' 26" East 394.57 feet to a 5/8" iron pin on the Westerly right of way line of said railroad; thence Southerly along said Westerly right of way line (chord bears South 21° 59' 28" West a distance of 290.31 feet) to a 5/8" iron pin; thence North 66° 08' 22" West along said railroad right of way line 100.00 feet to the true point of beginning, with the bearings based on recorded Survey No. 1516, as recorded in the Klamath County Surveyor's Office.

(Tax Account: 198244; Map: 3407-034A0-05400)
(Tax Account: 769948; Map: 3407-034A0-05400)

PARCEL V: Real property consisting of 7.43 acres of unimproved real property located in Klamath County, Oregon, and more particularly described as follows:

Government Lot 15, lying Westerly of the Southern Pacific Railroad in Section 34, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

(Tax Account: 700566; Map: 3407-034A0-05100)