

KNOW ALL MEN BY THESE PRESENTS, That  
Jeffrey L. and Linda C. Sewing,  
hereinafter called the grantor, for the consideration hereinafter stated,  
to grantor paid by Leroy F. and Marilyn M. Hoblit,  
hereinafter called the grantee,  
does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that  
certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, sit-  
uated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 1 of Block 6, WINCHESTER # 1025, according to the official  
plat thereof on file in the office of the County Clerk of Klamath  
County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.  
And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that  
grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

and that  
grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the law-  
ful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$  
However, the actual consideration consists of or includes other property or value given or promised which is  
part of the consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural.  
WITNESS grantor's hand this 9th day of August, 1973.

STATE OF OREGON, County of Klamath, ss.  
Personally appeared the above named Jeffrey L. Sewing and Linda C. Sewing  
by Richard G. Sorensen, by Power of Attorney  
and acknowledged the foregoing instrument to be voluntary act and deed.

Before me, Carol A. Russell,  
Notary Public for Oregon  
My commission expires 10-19-75.

NOTE—The sentence between the symbols Ⓢ, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

Jeffrey L. Sewing and  
Linda C. Sewing

TO

Leroy F. and Marilyn M. Hoblit

AFTER RECORDING RETURN TO  
L. F. Hoblit  
5523 Shasta Way  
Klamath Falls, Oregon 97601

(DON'T USE THIS  
SPACE, RESERVED  
FOR RECORDING  
LABEL IN COUN-  
TIES WHERE  
USED.)

STATE OF OREGON

County of Klamath  
I certify that the within instru-  
ment was received for record on the  
9th day of August, 1973,  
at 3:01 o'clock P.M., and recorded  
in book M-73 on page 10550 or as  
filing fee number 80021, Rec-  
ord of Deeds of said County.

Witness my hand and seal of  
County affixed.

WM. D. HINE  
COUNTY CLERK Title  
By [Signature] Deputy  
755-4400



# Power of Attorney 10551

Know All Men by These Presents: That Me, Jeffrey L. Sewing and Linda C. Sewing, husband and wife,

the undersigned (jointly and severally, if more than one) hereby make, constitute and appoint

Mildred G. Sorensen, Mother of Linda C. Sewing, our  
my true and lawful Attorney for me and in my name, place and stead and for my use and benefit:

(a) To ask, demand, sue for, recover, collect and receive each and every sum of money, debt, account, legacy, bequest, interest, dividend, annuity and demand (which now is or hereafter shall become due, owing or payable) belonging to or claimed by me, and to use and take any lawful means for the recovery thereof by legal process or otherwise, and to execute and deliver a satisfaction or release therefor, together with the right and power to compromise or compound any claim or demand;

(b) To exercise any or all of the following powers as to real property, any interest therein and/or any building thereon: 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, grant or convey the same with or without warranty; and to mortgage, transfer in trust, or otherwise encumber or hypothecate the same to secure payment of a negotiable or non-negotiable note or performance of any obligation or agreement;

(c) To exercise any or all of the following powers as to all kinds of personal property and goods, wares and merchandise, choses in action and other property in possession or in action: To contract for, buy, sell, exchange, transfer and in any legal manner deal in and with the same; and to mortgage, transfer in trust, or otherwise encumber or hypothecate the same to secure payment of a negotiable or non-negotiable note or performance of any obligation or agreement;

(d) To borrow money and to execute and deliver negotiable or non-negotiable notes therefor with or without security; and to loan money and receive negotiable or non-negotiable notes therefor with such security as he shall deem proper;

(e) To create, amend, supplement and terminate any trust and to instruct and advise the trustee of any trust wherein I am or may be trustor or beneficiary; to represent and vote stock, exercise stock rights, accept and deal with any dividend, distribution or bonus, join in any corporate financing, reorganization, merger, liquidation, consolidation or other action and the extension, compromise, conversion, adjustment, enforcement or foreclosure, singly or in conjunction with others of any corporate stock, bond, note, debenture or other security; to compound, compromise, adjust, settle and satisfy any obligation, secured or unsecured, owing by or to me and to give or accept any property and/or money whether or not equal to or less in value than the amount owing in payment, settlement or satisfaction thereof;

(f) 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, indenture, indemnity, agreement, mortgage, deed of trust, assignment of mortgage or of the beneficial interest under deed of trust, extension or renewal of any obligation, subordination or waiver of priority, hypothecation, bottomry, charter-party, bill of lading, bill of sale, bill, bond, note, whether negotiable or non-negotiable, receipt, evidence of debt, full or partial release or satisfaction of mortgage, judgment and other debt, request for partial or full reconveyance of deed of trust and such other instruments in writing of any kind or class as may be necessary or proper in the premises.

**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. The powers and authority hereby conferred upon my said Attorney shall be applicable to all real and personal property or interests therein now owned or hereafter acquired by me and whomever situated.

My said Attorney is empowered hereby to determine in his sole discretion the time when, purpose for and manner in which any power herein conferred upon him shall be exercised, and the conditions, provisions and covenants of any instrument or document which may be executed by him pursuant hereto; and in the acquisition or disposition of real or personal property, my said Attorney shall have exclusive power to fix the terms thereof for cash, credit and/or property, and if on credit with or without security.

The undersigned, if a married woman, hereby further authorizes and empowers my said Attorney, as my duly authorized agent, to join in my behalf, in the execution of any instrument by which any community real property or any interest therein, now owned or hereafter acquired by my spouse and myself, or either of us, is sold, leased, encumbered, or conveyed.

When the context so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.

Witness my hand this 30th day of November, 1972.

Jeffrey L. Sewing  
Linda C. Sewing

STATE OF CALIFORNIA San Diego, ss.  
COUNTY OF San Diego,  
On November 30th, 1972, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Jeffrey L. Sewing and Linda C. Sewing,  
are known to me  
to be the person, S whose name S subscribed to the within instrument and acknowledged that they executed the same.  
Signature Betty Mougencoff  
Betty Mougencoff  
Name (Typed or Printed)  
Notary Public in and for said County and State

FOR NOTARY SEAL OR STAMP

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of L. F. Hoblit

this 9th day of August A. D. 1973 at 3:01 o'clock P. M., and duly recorded in

Vol. M 73, of Deeds on Page 10550

Fee \$ 4.00

WM. D. MILNE, County Clerk

By Carol Miller