

72151

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K-32157

POWER OF ATTORNEY
AND
DIRECTION TO PAY

WHEREAS, the undersigned has entered into a Home Sale Agreement with EXXON COMPANY, U.S.A., a division of Exxon Corporation (hereinafter called ("Exxon")); dated September 12, 1978, pertaining to the sale of the residence of the undersigned located at 5305 Hilldale, Klamath Falls, Oregon (hereinafter called "Residence"), and more fully described as follows: The following described real property situate in Klamath County, Oregon: All of Lot 19 and that portion of Lot 20, Summers Heights Sub. all in the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Sec.14, Twp.39S, Range 9E of the Willamette Meridian, more particularly described as follows: Beginning at the Southwest corner of said Lot 20; thence North 00 $^{\circ}$ 16' East along the Westerly line of said Lot 20, a distance of 69.50 feet to a one-half inch iron pin; thence South 68 $^{\circ}$ 47' East, a distance of 171.33 feet to a one-half inch iron pin on the Easterly line of said Lot 20; thence South 00 $^{\circ}$ 16' West along the Easterly line of said Lot 20 a distance of 9.00 feet to the Southeast corner of Lot 20; thence North 89 $^{\circ}$ 27' West along the Southerly line of said lot 20 a distance of 160.00 feet to the point of beginning.

WHEREAS, Exxon has made arrangements with the First National Bank of Oregon ("Bank") whereby the Bank will endeavor to sell the Residence for Exxon; and Richard K. Magnuson & Loretta Ann Magnuson.

WHEREAS, the undersigned, as holder of the legal title to the Residence for Exxon, desires to aid the Bank in facilitating sale of the Residence for Exxon through the execution of this Power of Attorney:

NOW, THEREFORE, for One Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged by the undersigned, any Vice President & Trust Officer, Assistant Vice President & Trust Officer, Senior Trust Real Estate Officer or Trust Real Estate Officer of the Bank is hereby irrevocably made, constituted and appointed, to the extent that same may be necessary in a sale of the Residence by Exxon, attorney for the undersigned for, and in the name of, the undersigned:

1. To execute any documents necessary for consummation of sale of the Residence, including, without limitation, any contract for sale of the Residence and any multiple or exclusive listing agreements with real estate brokers pertaining to sale of the Residence and a general warranty deed covering the sale of the Residence;
2. To enter into an escrow or escrows appertaining to the sale of the Residence and to execute appropriate escrow instructions and any appropriate amendments thereto; and

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of 171.33 feet to a one-half inch iron pin on the Easterly line of said Lot 20; thence South 00 $^{\circ}$ 16' West along the Easterly line of said Lot 20 a distance of 9.00 feet to the Southeast corner of Lot 20; thence North 89 $^{\circ}$ 27' West along the Southerly line of said lot 20 a distance of 160.00 feet to the point of beginning.

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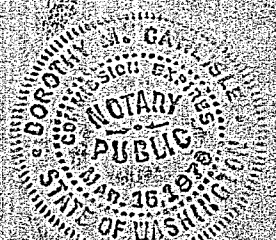
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3. To collect any and all amounts paid for the purchase of the Residence, to endorse all checks, drafts or other orders for payment of money payable to the undersigned and arising out of the sale of the Residence, and to make all receipts, acquittances, releases or other sufficient discharges in connection with such sale.

The undersigned further authorizes and directs the purchaser of the Residence or anyone acting on such purchaser's behalf to pay the purchase price for such Residence to, and in the name of, the Bank, and the receipt of the Bank shall be full and complete acquittance and discharge of such purchaser to the extent of all monies paid to the Bank.

This Power of Attorney is a power coupled with an interest and is, therefore, irrevocable and will not and cannot be revoked by the undersigned or by the death or incompetency of the undersigned.

WITNESS the hands of the undersigned this 15 day of September, 1978.



Richard W. Magnuson
Employee

Loretta Ann Magnuson
Employee's Spouse

THE STATE OF Washington §
COUNTY OF Benton §

On this 15 day of September, 1978, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Richard W. Magnuson and Loretta Ann Magnuson known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

WITNESS my hand and official seal of office the day and year in this Certificate first above written.

Dorothy M. Cachel
Notary Public in and for said County and State

My Commission Expires March 15, 1979
STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 10th day of August A.D., 1979 at 9:23 o'clock A M., and duly recorded in Vol M79 of Power of Attorney on Page 19053.

FEE \$7.00

WM. D. MILNE, County Clerk
By Bernard H. Hetch Deputy

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