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87642

KNOW ALL MEN BY THESE PRESENTS, That I,

Irene Steinberg

have made, constituted and appointed and by these presents do make, constitute and appoint

Thomas J. Stone

my true and lawful attorney, for me and in my name, place and stead and for my use and benefit,

(1) To lease, let, grant, bargain, sell, contract to sell, convey, exchange, remise, release and dispose of any real or personal property of which I am now or hereafter may be possessed or in which I may have any right, title or interest, including rights of homestead, for any price or sum and upon such terms and conditions as to my said attorney may seem proper;

(2) To take possession of, manage, maintain, operate, repair and improve any and all real or personal property now or hereafter belonging to me, to pay the expense thereof, to insure and keep the same insured and to pay any and all taxes, charges and assessments that may be levied or imposed upon any thereof;

(3) To buy, sell and generally deal in and with goods, wares and merchandise of every name, nature and description and to hypothecate, pledge and encumber the same;

(4) To buy, sell, assign, transfer and deliver all or any shares of stock in my name in any corporation for any price and upon such terms as to my said attorney may seem right and proper and to receive and make payment therefor;

(5) To borrow any sums of money on such terms and at such rate of interest as to my said attorney may seem proper and to give security for the repayment of the same;

(6) To ask for, demand, recover, collect and receive all moneys, debts, rents, dues, accounts, legacies, bequests, interests, dividends and claims whatsoever which are now or which hereafter may become due, owing and payable or belonging to me and to have, use and take all lawful ways and means in my name for the recovery of any thereof by attachments, levies or otherwise;

(7) To prepare, execute and file any proof of debt and other instruments in any court and to take any proceedings under the Bankruptcy Act in connection with any sum of money or demand due or payable to me and in any such proceedings to vote in my name for the election of any trustee or trustees and to demand, receive and accept any dividend or distribution whatsoever;

(8) To adjust, settle, compromise or submit to arbitration any account, debt, claim, demand or dispute as well as matters which are now subsisting or hereafter may arise between me or my said attorney and any other person or persons;

(9) To sell, discount, endorse, negotiate and deliver any check, draft, order, bill of exchange, promissory note or other negotiable paper payable to me, and to collect, receive and apply the proceeds thereof for my use for any of the purposes aforesaid; to pay to or deposit the same or any other sum of money coming into the hands of my attorney in checking and in savings accounts in my name with any bank or banker of my attorney's selection and to draw out moneys deposited to my credit with any bank, including deposits in savings accounts, and to apply the same for any of the purposes of my business as my said attorney may deem expedient; to purchase and sell certificates of deposit; to appoint any bank or trust company as escrow agent; generally to conduct any and all banking transactions on my behalf;

(10) To make, execute and deliver any and all manner of contracts with reference to minerals, oil, gas, oil and gas rights, rents and royalties, including agreements facilitating exploration for and discovery of oil, minerals and deposits;

(11) To commence and prosecute and to defend against, answer and oppose all actions, suits and proceedings touching any of the matters aforesaid or any other matters in which I am or hereafter may be interested or concerned;

(12) To vote any stock in my name as proxy;

(13) To have access to any safety deposit box which has been or may be rented in my name or in the name of myself and any other person or persons;

(14) In connection with any of the powers herein granted; to sign, make, execute, acknowledge and deliver in my name any and all deeds, contracts, bills of sale, leases, promissory notes, drafts, acceptances, evidences of debt, obligations, mortgages, pledges, satisfactions, releases, acquittances, receipts, bonds, writs and any and all other instruments whatsoever, with such general or special agreements and covenants, including those of warranty, as to my said attorney may seem right, proper and expedient;

(15) To employ, pay and discharge clerks, workmen, brokers and others, including counsel and attorneys in connection with the exercise of any of the foregoing powers;

(16) To authorize Thomas J. Stone to sign all papers for my purchase of property commonly known as 1941 Del Moro, Klamath Falls, Oregon

(17) Generally to conduct, manage and control all my business and my property, wheresoever situate, as my said attorney may deem for my best interests, hereby releasing all third persons from responsibility for the acts and omissions of my said attorney.

I hereby give and grant unto my said attorney full power and authority freely to do and perform 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 it personally present, hereby ratifying and confirming all that my said attorney-in-fact shall lawfully do or cause to be done by virtue hereof.

JWS:JR

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In construing this power of attorney, it is to be understood that the undersigned may be more than one person or a corporation and that, therefore, if the context so requires, the singular pronoun shall be taken to mean and include the plural, the masculine, the feminine and the neuter and that generally all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to more than one individual.

IN WITNESS WHEREOF, I have hereunto signed this instrument, or if a corporation, its corporate name has been signed and its corporate seal affixed hereto by its officers duly authorized thereunto by its board of directors, on this 15 day of July, 1930.

1902
X Werner Lemberg

STATE OF **Florida** **INDIVIDUAL ACKNOWLEDGMENT**
County of Broward Date of this instrument
15th day of July, 1980

**BE IT REMEMBERED, That on this, the 15th day of July, 1980 before me, a Notary Public in and for said county and state, personally appeared) to me known to be the)
Irene Steinberg,) Notary Public whose name is affixed to this instrument, and who is)
noted to be in good mental and physical condition, and)
to be the person described in the foregoing instrument, and)
that he or she signed the same in his or her own handwriting, and)
in my presence, and I am satisfied that the signature is his or her)
and not forged or otherwise obtained.**

known to me to be the identical person described in and who executed the foregoing Power of Attorney and acknowledged to me that she executed the same freely and voluntarily and for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal on this, the day and year last hereinabove written

John Okusso
Public for STATE OF

Notary Public for STATE OF FLORIDA
My commission expires Notary Public, State of Florida at Large
My Commission Expires April 28, 1984
Banded thru True Seal Inc.

STATE OF

CORPORATE ACKNOWLEDGMENT

STATE OF MASSACHUSETTS, dated this day of May, in the year of our Lord one thousand eight hundred and forty-five.

BE IT REMEMBERED, That on this, the County of Boston, in the Commonwealth of Massachusetts, in the year of our Lord one thousand eight hundred and forty-five, before me, a Notary Public in and for said county and state, personally appeared John C. Greenleaf, of the age of twenty-four years, and of sound mind, and of full age, and of the express age and understanding above written, both to me personally known, who being duly sworn, did say that he, the said John C. Greenleaf, is the secretary of the president, and he, the said John C. Greenleaf, is the president of the Boston and Providence Railroad Company, the within named corporation, and that the seal affixed to said instrument is the corporate seal of said corporation, and that the said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal on this,
the day and year first in this, my certificate, written.

more difficult factor.

(Seal) Notary Public for
My commission expires _____

RECON

STATE OF OREGON
County of Klamath
I certify that the within instrument is a true copy of the original instrument filed in my office.

FORM NO. 853
STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

certified that the foregoing instrument was received for record on
31st day of July, 1918.

TO D. POWELL G. LONG FOR page 1421...or as document, record
RECORDED'S USE instrument/microfilm No. 87642
REC'D BY LURIA BIRCHER CO REC'D RECORD OF POWER OF ATTORNEY

of said County.
Witness my hand and seal

Mr. Thomas J. Stone
941 Dell Moro NEW ORLEANS
WREATH:12 XPM
County affixed.
Wm. D. Milne
NAME
TITLE

Klamath Falls, Oregon
97601

RECORDED - INDEXED - SERIALIZED - FILED - MAR 25 1964