

61603

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ATC 28714  
POWER OF ATTORNEY-To Sell, Convey, Manage

and Receive Purchase for Realty

Know All Men by these presents, that we, ARTHUR A. HAMMOND and DORIS M. HAMMOND, husband and wife, do hereby make, constitute and appoint CAROL JAHNS, of 226 Northwest "F" Street, Grants Pass, Josephine County, Oregon, to be our true and lawful attorney in fact, for us, and in our name, place and stead to grant, bargain, sell, convey or contract for the sale and conveyance or management of the following described property owned by us, see attached Exhibit "A". Said attorney in fact is authorized to grant, bargain, sell, convey or to contract for the sale and conveyance or management of any or all of the above described property to any person for the price of <sup>af J.H.</sup> FORTY FIVE THOUSAND DOLLARS <sup>af J.H.</sup> (45,000.00), or for such other price or prices and on such terms and conditions as said attorney in fact may upon our written approval deem proper, and in our name to make, execute, acknowledge and deliver a good and sufficient deed or deeds of conveyance, or other instrument or instruments necessary to effect such sale, conveyance, or agreement.

1. We grant to said attorney in fact full power and authority to perform all acts to be done in and about the premises as herein described, as we could do it personally present.

2. We authorize said attorney in fact to request, demand, sue for, collect, recover, and receive all monies which may become due and owing to us by reason of such sale and conveyance or management, whether by deed, contract, or other instrument.

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3. We give to said attorney in fact full power and authority to appoint a substitute to perform any of the acts that said attorney in fact is, by this instrument, authorized to perform, with the right to revoke such appointment of substitute at pleasure.

4. We hereby revoke all powers of attorney heretofore made by us authorizing any person to do any act relative to the above-described lands, or any part thereof, hereby ratifying and confirming whatsoever the herin appointed attorney in fact, or any of his substitutes appointed by him, may do in the premises by virtue hereof.

5. As compensation for exercising the powers and duties herein conferred, said realtor shall receive from escrow on sale of property to 6% percent of the price at which the above described property is sold.

6. All rights, powers, and authority of said attorney in fact to excersise any and all of the rights and powers herein granted shall commence and be in full force and effect on the 21st day of May, 1986, and such rights and powers herein granted shall commence and be in full force and effect until May 1, 1987, or until the property is sold, whichever occurs first.

7. As compensation for agreement to manage the real property prior to sale, said attorney in fact shall receive from rents collected a sum equal to ten (10%) percent of the gross rental rate at which the above-described property is rented or leased by said attorney pursuant to this instrument.

IN WITNESS WHEREOF I have signed this Power of Attorney at

Scott Valley, California, this 14th day of May, 1986.

Arthur A. Hammond  
ARTHUR A. HAMMOND

Doris M. Hammond  
DORIS M HAMMOND

8725

PERSONALLY APPEARED the above-named ARTHUR A. HAMMOND and acknowledged  
voluntary  
the foregoing instrument to be his ~~voluntary~~ act and deed.

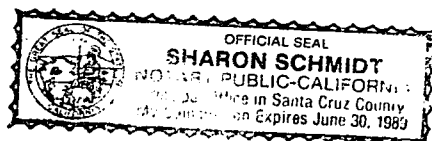
Before me: Sharon Schmidt

*Sharon Schmidt*

Notary Public for California  
My Commission Expires: 6-30-89



PERSONALLY APPEARED the above-named DORIS M. HAMMOND and acknowledged  
the foregoing instrument to be her voluntary act and deed \*



Before me": Sharon Schmidt

*Sharon Schmidt*

Notary Public for California  
My Commission Expires: 6-30-89



EXHIBIT "A"

8726

Property described as:

TRACTS NO. 17 and 18 FAIR ACRES SUBDIVISION NO. 1, Klamath County, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the \_\_\_\_\_ 21st day  
of May A.D., 19 86 at 10:47 o'clock A M., and duly recorded in Vol. M86,  
of Deeds on Page 8723.

FEE \$17.00

Evelyn Biehn, County Clerk  
By Pam Smith

Ret. A.T.C.

EXHIBIT "A"