

65206

KNOW ALL MEN BY THESE PRESENTS, That I, JEANNETTE F. KERNS

Vol. 180 Page 16200

have made, constituted and appointed and by these presents do make, constitute and appoint
JAMES W. KERNS
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 do all such acts and things as may be necessary or proper to carry into effect the powers hereinbefore granted;

(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 if personally present, hereby ratifying and confirming all that my said attorney-in-fact shall lawfully do or cause to be done by virtue hereof.

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 19th day of August, 1986.

Jeannette F. Kerns
Jeannette F. Kerns

(If a corporation, affix corporate seal.)

NOTICE TO CREDITORS: The estate of the undersigned has been opened for the purpose of settling the same and the undersigned hereby gives notice to all persons having claims against the estate of the undersigned to present them to the undersigned or to the executor of the estate of the undersigned within the time specified in the notice.

STATE OF OREGON

INDIVIDUAL ACKNOWLEDGMENT

County of Klamath ss. BE IT REMEMBERED, That on this, the 19th day of August, 1986, before me, a Notary Public in and for said county and state, personally appeared Jeannette F. Kerns

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.

(SEAL) *Peggy R. Reynolds*
PEGGY R. REYNOLDS
NOTARY PUBLIC - OREGON
My Commission Expires 12-5-88

Notary Public for

My commission expires 12-5-88

STATE OF OREGON

CORPORATE ACKNOWLEDGMENT

County of Klamath ss. BE IT REMEMBERED, That on this, the 19th day of August, 1986, before me, a Notary Public in and for said county and state, personally appeared

and both to me personally known, who being duly sworn, did say that he, the said is the president, and he, the said is the secretary of

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 and acknowledged 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.

(SEAL) (1) To notary public, I hereby certify that the undersigned is a duly qualified Notary Public for the State of Oregon.

Notary Public for

My commission expires

General Power of Attorney
(FORM No. 839)
STEVENESS LAW FIRM, CO., PORTLAND, ORE.

TO
TYNNE R. KLEIN

AFTER RECORDING RETURN TO

Kerns Bros. Real Estate
P.O. 5, Box 1416
Klamath Falls, OR 97601

STATE OF OREGON
County of Klamath ss.

I certify that the within instrument was received for record on the 8th day of September, 1986, at 4:02 o'clock P.M., and recorded in book/reel/volume No. M86 on page 16200 or as document/fee/file/instrument/microfilm No. 65706 Record of Power of Attorney of said County.

Witness my hand and seal of County affixed.

Evelyn Rich, County Clerk

By *Evelyn Rich* Deputy

Fee: \$9.00