

82348

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MTC-1896EP

POWER OF ATTORNEY
AND DIRECTION TO FAY

WHEREAS, the undersigned have entered into the attached sales agreement with Thomas F. Albrecht, and wife, Donna S. (hereinafter called "Purchaser"), dated November 25, 19 87, pertaining to the sale of the residence of the undersigned at 4614 Maplewood, Klamath Falls, OR. 97603 (hereinafter called "Residence"), more particularly described as Lot 5, Block 3, TRACT 1008, known as BANYON PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

WHEREAS, the undersigned have made arrangements with Texas Commerce Bank, National Association (hereinafter called "Bank"), whereby the Bank will endeavor to close the sale of the Residence on the undersigned's behalf;

WHEREAS, the undersigned, as holder of the legal title to the Residence, desires to aid the Bank in facilitating sale of the Residence 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 and Trust Officer, Assistant Vice President and Trust 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 the sale of the Residence, 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, 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
3. To collect any and all amounts paid for the sale 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; and
4. To deliver to undersigned, at the conclusion of the closing, the proceeds of sale due in accordance with the provisions stipulated in the undersigned's employer's relocation policy.

The undersigned further understands and agrees that:

1. In the event any clouds on title surface, the undersigned will be responsible for clearing title as well as the cost to cure; and
2. In the event the Bank determines funds are needed to close, that if and when the Bank notifies the undersigned of the amount required, the undersigned will make arrangements to have funds wired to the Bank's

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3. In the event that this sale agreement cannot be consummated, the disposition of the above stated property reverts back to the undersigned.

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 the 30th day of NOV., 1987.

Larry Weiser
Transferee
LARRY WEISER

Sharon Gynard
WITNESS Sharon Gynard

Paula R. Weiser
Transferee 4614 McElwood Ct.
PAULA WEISER Klamath Falls, OR
97603

Marie M. Muel
WITNESS Marie M. Muel

STATE OF OREGON

COUNTY OF LANE

BEFORE ME, the undersigned authority, on this day personally appeared, LARRY WEISER AND PAULA R. WEISER known to me to be the person (s) whose name (s) is subscribed to the foregoing instrument, and acknowledged to me that he (she, they) executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 30th day of NOV., 1987

Sharon Gynard
Notary Public in and for
LANE County, State of
OREGON

My Commission Expires September 14, 1988
My commission expires

THIS PAGE NEEDS TO BE NOTARIZED ONLY IF YOU AND YOUR SPOUSE SIGN

RETURN RECORDED INSTRUMENT TO:
CORP. RELO. OPERATIONS
TRUST DEPARTMENT
TEXAS COMMERCE BANK NA
P. O. BOX 2558 3 TCT 33
HOUSTON, TEXAS 77252

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 8th day
of December A.D., 19 87 at 4:31 o'clock P M., and duly recorded in Vol. M87
of Deeds on Page 22045.

Evelyn Biehn, County Clerk
By Ann Smith

FEE \$10.00