

TR

84974

BILL OF SALE Vol. 1288 Page 3172

THIS INDENTURE WITNESSETH, That in consideration of the sum of 1.00 Dollars, (\$ 1.00) the receipt whereof hereby is acknowledged, ^{we} the undersigned seller, hereby grant, bargain, sell, transfer and deliver unto William Robert Dodge & Ellen Dodge Rubenstein hereinafter called buyer, the following described personal property, now being and situate at Lot 3 Block B
Lake o' Woods

in State of Oregon, County of Clatsop to-wit:

Improvements and buildings upon Lot 3, Block B,
Lake o' Woods, map # R 3705 00000 00 101
Parcel of 100.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

TO HAVE AND TO HOLD, the same unto the buyer and buyer's executors, administrators, successors and assigns forever.

And ^{we} the seller, hereby covenant to and with the said buyer that ^{we are} ~~ham~~ the owner of said personal property; that the same is free from all encumbrances.

^{we} that ^{we own} have a good right to sell the same, and that ^{we own} I, my heirs, executors and administrators shall warrant and defend the same against the lawful claims of all persons whomsoever.

WITNESS our hands this 10th day of Feb., 1988.

STATE OF Oregon }
County of Washington } ss.

Robert E. Dodge
By Rae I. Dodge POA
Rae I. Dodge - POA

I, Robert I. Dodge & Rae I. Dodge being first duly sworn, depose and say that we the sole owner s of the property described in the foregoing bill of sale, that the same has been paid for in full, and that on this date the same is free and clear of liens and encumbrances of every kind and nature.

Subscribed and sworn to before me this 10th day of February, 1988.

Rev. Bill Dodge
1016 Newcastle
MFO
97601

Mary E. Pickett
Notary Public for Oregon
My Commission expires 9-29-91

KNOW ALL MEN BY THESE PRESENTS, That I, ROBERT E. DODGE

have made, constituted and appointed and by these presents do make, constitute and appoint my wife, RAE I. DODGE

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 thereof;

(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) This power of attorney shall be recorded in the Official Records of Multnomah County, Oregon, and shall continue in force and effect for all purposes heretofore stated until a revocation is duly recorded in the same office in accordance with the provisions of 93.670 Oregon Revised Statutes.

(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 3rd day of December 19 82.

Robert E. Dodge

(If a corporation, affix corporate seal.)

STATE OF OREGON

INDIVIDUAL ACKNOWLEDGMENT

County of Multnomah } ss.
day of December, 19 82, before me, a Notary Public in and for said county and state, personally appeared Robert E. Dodge.

known to me to be the identical person described in and who executed the foregoing Power of Attorney and acknowledged to me that he 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)

Robert E. Dodge
Notary Public for Oregon
My commission expires 12-31-83

STATE OF

CORPORATE ACKNOWLEDGMENT

County of } ss.
day of, 19, 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 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)

Notary Public for
My commission expires

General Power of Attorney

(FORM No. 053)

STEVENS HESS LAW FIRM, CO., PORTLAND, ORE.

Robert E. Dodge

TO

Rae I. Dodge

AFTER RECORDING RETURN TO

Mrs. Robert E. Dodge
6345 S. W. Seymour
Portland, Oregon 97221

STATE OF OREGON: COUNTY OF KLAMATH:

ss.

Filed for record at request of of March A.D., 19 88 at 1:59 o'clock P M., and duly recorded in Vol. M88 on Page 3172

FEE \$15.00

Evelyn Biehn, County Clerk
By *Sam Smith*

STATE OF

ss.

this instru-
ard on the
nd, 19
nd recorded
on
nt/tee/tile/

ind seal of

TITLE

Deputy

STATE OF OREGON }
Multnomah County

Director, Department of Admin-
istration Services and Recorder of Conveyances, in and
for said County, do hereby certify that the within
instrument, writing was received for record and
recorded in the record of
of said County at

1982 DEC 13 AM 9:14

RECORDING SECTION
MULTNOMAH CO. OREGON

In Book 1633 On Page 242
witness my hand and seal of office affixed.

Director
Department of Administration
Services

Deputy
Rec-17