

KNOW ALL MEN BY THESE PRESENTS, That I, _____

Erika Jones

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

my true and lawful attorney, for me and in my name, place and stead and for my use and benefit, to: Execute any and all documents necessary to purchase, mortgage, and hypothecate, including but not limited to deeds, contracts, earnest money agreements, escrow instructions, miscellaneous lender originated documents, and to receive and to disburse any and all funds CONCERNING the following described property:

KLAMATH FALLS, OR, more particularly described as follows:

The Easterly 40 feet of Lot 21 and the Easterly 45 feet of Lot 20, Block 5, DIXON ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

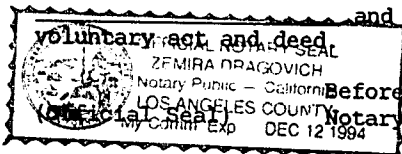
giving and granting unto my said attorney full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done, as fully, to all intents and purposes as I might or could do if personally present, hereby ratifying and confirming all that my said attorney or my said attorney shall lawfully do or cause to be done by virtue hereof.

In construing this instrument and where the context so requires, the singular includes the plural.

Dated Oct. 28, 19 91.

Erika Jones
Erika Jones

STATE OF OREGON, County of Los Angeles) ss. Oct 28, 19 91.
Personally appeared the above named _____ and acknowledged the foregoing instrument to be _____



Before me: Zemira Dragovich
Notary Public for Oregon My commission expires 12-12-94

POWER OF ATTORNEY

STATE OF OREGON, }

} ss

Erika JonesCounty of Klamath }

to

Cathy Burton

I certify that the within instrument was received for record on the 5th day of Nov., 19 91, at 4:02 o'clock p M, and recorded in book/reel /volume No. M91 on page 23191 or as fee/file/instrument/microfilm/reception No 36986. Record of Mortgages of said County. Deeds

Witness by my hand and seal of County affixed

AFTER RECORDING RETURN TO:

Mountain Title Company
ERIKA JONES 2105 STONEWOOD
SAN PEDRO, CA
NAME, ADDRESS, ZIP

Evelyn Biehn, County Clerk

NAME

TITLE

By Debbie Mendenhall Deputy

Fee \$8.00

201 NOV 16 PM 4 02

EXHIBIT A
LEGAL DESCRIPTION

Beginning forty (40) feet Northwesterly along the Westerly Line of 9th Street in the City of Klamath Falls, Oregon, from the most Easterly corner of Block 52, NICHOLS ADDITION to Linkville (now city of Klamath Falls) being the corner of 9th Street and closed Canal (now Washington) Streets; thence Southwesterly at right angles to 9th Street 124 feet; thence Northwesterly and parallel to 9th Street 40 feet; thence Northeasterly and at right angles to 9th Street 124 feet; thence Southeasterly along said Westerly line of 9th Street 40 feet to place of beginning, being part of Lots 1 and 2, Block 52 NICHOLS ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Trust Deed dated Nov. 4, 1991 and recorded November 5, 1991 in Volume M91, page 23183 Microfilm Records of Klamath County, Oregon in favor of Klamath First Federal Savings & Loan Association.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 5th day of Nov. A.D., 19 91 at 4:01 o'clock P.M., and duly recorded in Vol. M91, of Mortgages on Page 23188.

Evelyn Biehn - County Clerk

FEE \$18.00

By Carolyn Mullendore

The grantor covenants and agrees to and with the beneficiary and those claiming under him, that he is lawfully seized in fee simple of said described real property and has a valid, unencumbered title thereto

and that he will warrant and forever defend the same against all persons whomsoever.

The grantor warrants that the proceeds of the loan represented by the above described note and this trust deed are:
(a)* primarily for grantor's personal, family or household purposes (see Important Notice below),
~~(b) for the purchase, construction, improvement, maintenance or repair of real property owned or to be owned by the grantor.~~

This deed applies to, inures to the benefit of and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, personal representatives, successors and assigns. The term beneficiary shall mean the holder and owner, including pledgee, of the contract secured hereby, whether or not named as a beneficiary herein. In construing this deed and whenever the context so requires, the masculine gender includes the feminine and the neuter, and the singular number includes the plural.

IN WITNESS WHEREOF, said grantor has hereunto set his hand the day and year first above written.

* IMPORTANT NOTICE: Delete, by lining out, whichever warranty (a) or (b) is not applicable; if warranty (a) is applicable and the beneficiary is a creditor as such word is defined in the Truth-in-Lending Act and Regulation Z, the beneficiary MUST comply with the Act and Regulation by making required disclosures; for this purpose use Stevens-Ness Form No. 1319, or equivalent. If compliance with the Act is not required, disregard this notice.

Lyle S. Shrifter
LYLE S. SHRIFTER

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on 11/5, 1991
by Lyle S. Shrifter

This instrument was acknowledged before me on _____, 19____

by _____

as _____

of _____

Nancy M. Nunn
Nancy M. Nunn
Notary Public for Oregon
My commission expires 6/8/92

REQUEST FOR FULL RECONVEYANCE

To be used only when obligations have been paid.

TO: _____, Trustee

The undersigned is the legal owner and holder of all indebtedness secured by the foregoing trust deed. All sums secured by said trust deed have been fully paid and satisfied. You hereby are directed, on payment to you of any sums owing to you under the terms of said trust deed or pursuant to statute, to cancel all evidences of indebtedness secured by said trust deed (which are delivered to you herewith together with said trust deed) and to reconvey, without warranty, to the parties designated by the terms of said trust deed the estate now held by you under the same. Mail reconveyance and documents to _____

DATED: _____, 19____

Beneficiary

Do not lose or destroy this Trust Deed OR THE NOTE which it secures. Both must be delivered to the trustee for cancellation before reconveyance will be made.

TRUST DEED

(FORM No. 881)

STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

Lyle S. Shrifter

410 9th St.

Klamath Falls, OR 97601

Grantor

Thomas & Mary Wade

1725 Cooper Dr.

Santa Rosa, CA 95404

Beneficiary

AFTER RECORDING RETURN TO

KFFS&L

Main Street

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.
County of _____

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as fee/file/instrument/microfilm/reception No. _____, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

NAME _____ TITLE _____
By _____ Deputy