

00 37364

Vol. m 91 Page 23829

KNOW ALL MEN BY THESE PRESENTS, That I, Carl Lee Petty

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

Elaina Elmore Blue

my true and lawful attorney for me and in my name, place and stead, and for my use and benefit to demand, sue for, recover, collect and receive all such sums of money, debts, rents, dues, accounts, legacies, bequests, interests, dividends, annuities and demands whatsoever, as are now or shall hereafter become due, owing, payable or belonging to me, to have, use and take all lawful ways and means in my name or otherwise for the recovery thereof, and to compromise, settle and adjust and to execute and deliver acquittances or other sufficient discharges for any of the same; to bargain, contract for, purchase, receive and take lands, tenements, hereditaments, and accept the seizin and possession thereof and all deeds and other assurances in the law therefor and to lease, let, demise, bargain, sell, remise, release, convey, mortgage and hypothecate lands, tenements and hereditaments, including my right of homestead in any of the same for such price, upon such terms and conditions and with such covenants as my said attorney shall think fit; to sell, transfer and deliver all or any shares of stock owned by me in any corporation for any price and receive payment therefor and to vote any such stock as my proxy; to bargain for, buy, sell, mortgage, hypothecate and in any and every way and manner deal in and with goods, wares and merchandise, choses in action, and other property in possession or in action, and to make, do and transact all and every kind of business of whatsoever nature or kind; for me and in my name and as my act and deed, to sign, seal, execute, acknowledge and deliver all deeds, covenants, indentures, agreements, trust agreements, mortgages, pledges, hypothecations, bills of lading, bills, bonds, notes, evidences of debt, receipts, releases and satisfactions of mortgages, judgments and other debts payable to me and other instruments in writing of whatever kind and nature which my said attorney in his/her absolute discretion shall deem to be for my best interests, to have access to any safety deposit box which has been rented in my name, or in the name of myself and any other person or persons; to sell, discount, endorse, deliver and/or deposit all checks, drafts, notes and negotiable instruments payable to my order, to withdraw any moneys deposited in my name with any bank, by check or otherwise, and generally to do any business with any bank or banker on my behalf; to complete, sign, and deliver any tax return or form and pay taxes thereon or collect refunds therefrom; also

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 in and about the premises, as fully to all intents and purposes as I might or could do if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that my said attorney or my said attorney's substitute or substitutes shall lawfully do or cause to be done by virtue of these presents.

This power shall take effect: (delete inapplicable phrase)

(a) on the date next written below:

~~(b) on the date I may be adjudged incompetent by a court of proper jurisdiction.~~

My said attorney and all persons unto whom these presents shall come may assume that this power of attorney has not been revoked until given actual notice either of such revocation or of my death.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal on November 14, 1991.

Carl Lee Petty  
Lauri Murphy  
Michael H. Blue

STATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on November 14, 1991.Julie Engel Notary Public for Oregon.My commission expires 9/8/95

## Power of Attorney



OFFICIAL SEAL  
 JULIE LENGEL  
 NOTARY PUBLIC—OREGON  
 COMMISSION NO. 009374  
 MY COMMISSION EXPIRES SEPT. 08, 1995

DON'T USE THIS  
 SPACE; RESERVED  
 FOR RECORDING  
 LABEL IN COUNTIES  
 WHERE USED.)

AFTER RECORDING RETURN TO

Elaina Blue  
2225 Laurel ST. KFO

STATE OF OREGON } ss.  
County of Klamath

I certify that the within instrument was received for record on the 14th day of Nov., 1991, at 11:34 o'clock A.M., and recorded in book/reel/volume No. M91, on page 23829, or as fee/file/instrument/microfilm/reception No. 37364, Record of Power of Attorney of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

B. D. Online Murders Deputy

Fee \$5.00

cc 1.00

1.00  
5.00

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

IN WITNESS WHEREOF, the undersigned trustee has hereunto set his hand.

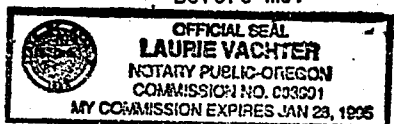
Douglas A. Port  
Douglas A. Port  
Successor Trustee

November 12, 1991

STATE OF OREGON            )  
                                      )  
County of Marion        )    ss

Personally appeared the above-named Douglas A. Port who subscribed and swore to the foregoing certificate and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:



Laurie Vachter  
Notary Public for Oregon  
My commission expires: 1-28-95

THIS DOCUMENT HAS CREATED AN INTEREST IN:

Oregon Department of Veterans' Affairs (ODVA)  
700 Summer Street, NE  
Salem, OR 97310-1201

After recording return to ODVA, Attention Douglas Port

STATE OF OREGON: COUNTY OF KLAMATH:    ss.

Filed for record at request of Klamath County Title Co. the 14th day  
of Nov. A.D., 19 91 at 11:27 o'clock A M., and duly recorded in Vol. M91  
of Deeds on Page 23826.

Evelyn Biehn - County Clerk

By Pauline Mullendore

FEE    \$38.00

registered or certified mail to the last-known address of those persons listed in ORS 86.740 and 86.750(1) within 30 days after the release from the stay. Further, the trustee published a copy of said Notice of Sale in a newspaper of general circulation in each county in which the said real property is situated, once a week for four successive weeks; the last publication of said notice occurred more than twenty days prior to the date of such sale. The mailing, service and publication of said Notice of Sale are shown by one or more affidavits or proofs of service duly recorded prior to the date of sale in the official records of said county, said affidavits and proofs together with the said notice of default and election to sell and the trustee's Notice of Sale, being now referred to and incorporated in and made a part of this Trustee's Deed as fully as if set out herein verbatim. The undersigned trustee has no actual notice of any person, other than the persons named in said affidavits and proofs as having or claiming a lien on or interest in said described real property, entitled to notice pursuant to subsections (1)(b) or (1)(c) of ORS 86.740.

Pursuant to said notice of sale, the undersigned trustee on November 12, 1991, at the hour of 1:30 o'clock, p.m. of said day, Standard of Time as established by Section 187.110, Oregon Revised Statutes, and at the place so fixed for sale, as aforesaid, in full accordance with the laws of the State of Oregon and pursuant to the powers conferred upon him by said Trust Deed, sold said real property in one parcel at public auction to the said second party for the sum of \$28,290.05, he being the highest and best bidder at such sale and said sum being the highest and best sum bid for said property. The true and actual consideration paid for this transfer is the sum of \$28,290.05.

NOW THEREFORE, in consideration of the said sum so paid by the second party in cash, the receipt whereof is acknowledged, and by the authority vested in said trustee by the laws of the State of Oregon and by said Trust Deed, the trustee does hereby convey unto the second party all interest which the grantor had or had the power to convey at the time of grantor's execution of said Trust Deed, together with any interest the said grantor or his successors in interest acquired after the execution of said Trust Deed in and to the following described real property, to-wit:

Tax Account No.: 1-R301382

Lot 1 in Block 14 Fairview Addition No. 2 to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TO HAVE AND TO HOLD the same unto the second party, his heirs, successors-in-interest and assigns forever.

In construing this instrument and whenever the context so requires, the masculine gender includes the feminine and the neuter and the singular includes the plural; the word "grantor" includes any successor in interest to the grantor as well as each and all other persons owing an obligation, the performance of which is secured by said Trust Deed; the word "trustee" includes any successor trustee, and the word "beneficiary" includes any successor in interest of the beneficiary first named above.