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47347

MTC #21797-HF

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KNOW ALL MEN BY THESE PRESENTS, That I, BEATRICE M. COE

do hereby make, constitute and appoint BLANCH E. FLOWERS have made, constituted and appointed, and by these presents my true and lawful attorney for me and in my name, place and stead, and for my use and benefit to sell and convey to any party or parties at such price or prices and upon such terms as shall seem meet, all or any portion of the following described real property situate, lying and being in the county of Klamath in the state of Oregon and more particularly described, as follows, to-wit:

All that portion of Tract No. 15 of the Resubdivision of ALTAMONT RANCH TRACT NO. 25 TO 32, inclusive, according to the duly recorded plat of said Re-subdivision, which lies West of a line running parallel with the West line of said Tract NO. 15 and distant therefrom 273 feet Easterly, said Easterly line of the tract herein described being the West line of a drain ditch running approximately North and South. EXCEPTING THEREFROM that portion contained in Deed to the United States of America, recorded February 28, 1924 in Volume 63, page 490, Deed Records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM that portion lying within the right of way of Altamont Drive.

with all the privileges and appurtenances thereunto belonging or in anywise appertaining, and for me and in my name to make out, execute, acknowledge and deliver proper deeds of conveyance of the same with or without covenants of seisin, freedom from encumbrances and warranty.

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.

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

Dated 6-15, 1992.

Beatrice M. Coe
BEATRICE M. COE

STATE OF OREGON, County of Jackson) ss.

This instrument was acknowledged before me on 6/15, 1992,
by Beatrice M. Coe

Evelyn M. Biehn

Notary Public for Oregon

My commission expires 5-28-93

POWER OF ATTORNEY

BEATRICE M. COE

TO

BLANCH E. FLOWERS

AFTER RECORDING RETURN TO

Blanche Flowers
PO Box 48
Midland OR 97634

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 10th day of July, 1992, at 3:50 o'clock P.M., and recorded in book/reel/volume No. M92 on page 15126 or as document/fee/tile/instrument/microfilm No. 47347, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Paula J. Millender Deputy

Fee \$10.00