

ON

70644

11-02-93A10:59 RCVD

Vol. m93 Page 28835

KNOW ALL MEN BY THESE PRESENTS, That I, Richard James

have made, constituted and appointed, and by these presents do hereby make, constitute and appoint Irene James 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 Oregon and more particularly described, as follows, to-wit:

Portion of Lots 5 and 6 Block 57 2nd Addition to Hot Springs Addition to the City of Klamath Falls, also known as 227 Michigan

Account #3809-28CC-5200 and Account 3809-28CC-5300

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 September 23, 1993

Richard James  
Richard James

STATE OF CALIFORNIA

COUNTY OF Siskiyou

On September 23, 1993, before me, Jeannine Marie Hendrickson, personally appeared Richard James, personally known to me (or proved on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed in the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Jeannine Marie Hendrickson  
Notary public in and for said State.

This document is only a general form which may be proper for use in simple transactions and in no way acts, or is intended to act, as a substitute for the advice of an attorney. The printer does not make any warranty, either express or implied, as to the legal validity of any provision or the suitability of these forms in any specific transaction. Cowdery's Form No. 10G—ACKNOWLEDGMENT—General (Civil Code 1189(a)) (Revised 1/93)

RETURN TO:

Klamath County Title Company  
422 Main St.  
Klamath Falls, Oregon 97601

County affixed.

NAME TITLE  
Rv Deputy

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title co the 2nd day of Nov. A.D., 1993 at 10:59 o'clock A.M., and duly recorded in Vol. M93 of Deeds on Page 28835

FEE \$10.00

Evelyn Biehn County Clerk

By Pauline Mullendare