

06-20-95P03:50

06-20-95P03:50 RCVD

MTC35431 NF

POWER OF ATTORNEY TO SELL REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, That I, RITA GAIL LARKIN
 have made, constituted and appointed, and by these presents
 do hereby make, constitute and appoint JAMES MICHAEL COLEMAN
 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 sell and
 convey, 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: CONCERNING the following
 described property:

2224 SISKIYOU STREET also known as:
 KLAMATH FALLS, OR

Lots 1 and 2, Block 13 of NORTH KLAMATH FALLS ADDITION to the City of
 Klamath Falls, according to the official plat thereof on file in the
 office of Klamath County, Oregon.

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 June 13, 1995.

Rita Gail Larkin
 RITA GAIL LARKIN



WASHINGTON

COUNTY of Spokaneappeared the above named Rita Gail Larkinand acknowledged the foregoing instrument to be her

and deed.

Before me: Sharon ThormanNotary Public for Oregon

WASHINGTON

My commission expires 9/20/97

STATE OF OREGON,

POWER OF ATTORNEY

County of Klamath

I certify that the within instrument
 was received for record on the 20th day
 of June, 1995, at 3:50
 o'clock P M, and recorded in book/reel
 /volume No. M95 on page 16184 or as
 fee/file/instrument/microfilm/reception
 No. 1787, Record of Mortgages of said
 County.
 Deeds

Witness by my hand and seal of County affixed

AFTER RECORDING RETURN TO:

James Michael Coleman

1255 Morningside Ln
 NAME, ADDRESS, ZIP

Klamath Falls, OR 97601

Bernetha G. Letsch, County Clerk
 NAME TITLE

By Bernetha Letsch Deputy

Fee \$10.00