

WTC37053DS

POWER OF ATTORNEY TO SELL REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, That I, _____

RUTHIE E. WETZEL

have made, constituted and appointed and by these presents do make, constitute and appoint LINDA S. SMITH 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, 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:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION WHICH IS MADE A PART HEREOF BY THIS REFERENCE and

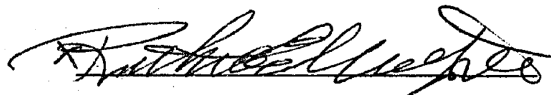
Also known as 4600 Anderson, Klamath Falls, OR 97603

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 our 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, 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's substitute or substitutes 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.

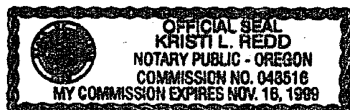
Dated December 26, 19 95.



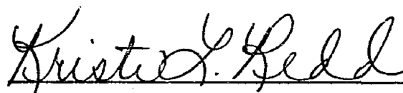
STATE OF OREGON, County of Klamath) ss. December, 19 95

Personally appeared the above named RUTHIE E. WETZEL

and acknowledged the foregoing instrument to be her voluntary act and deed.



Before Me:



NOTARY PUBLIC FOR OREGON

My Commission Expires: 11/16/99

POWER OF ATTORNEY

RUTHIE E. WETZEL

to

LINDA S. SMITH

STATE OF OREGON)

County of _____) ss.

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 by my hand and seal of County affixed

AFTER RECORDING RETURN TO:

RUTHIE E. WETZEL

Name PO BOX 86

Castella, CA. 916017

Name _____

Title _____

By _____

Deputy _____

EXHIBIT "A"

A parcel of land situated in the SE1/4 NW1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of the SE1/4 of the NW1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian; thence South 0 degrees 05' West to the Northerly line of the right of way of the U.S.R.S. "A-3" Lateral; thence Northeasterly along the Northerly line of said right of way of the U.S.R.S. "A-3" Lateral to the intersection with the North line of said SE1/4 NW1/4, thence West along said North line a distance of 240 feet, more or less to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 6th day
of Feb A.D., 19 96 at 11:30 o'clock A M., and duly recorded in Vol. M96
of Deeds on Page 3511

FEE \$15.00

By Bernetha G. Leisch County Clerk