

96 APR -8 P3:31

Filed for Record at Request of  
Evergreen Title Company

After Recording, Mail to:

Evergreen Title Company  
c/o Ann Tschan  
155-108th Ave. N.E., #504  
Bellevue WA 98004

This Space Reserved for Recorder's Use

Evergreen Title Escrow No. 50630  
PHH File No.: 2025-32113

**SPECIAL POWER OF ATTORNEY**  
K-48094

STATE OF OREGON

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF KLAMATH

§

THAT John S. Bernhardt and Deborah L. Bernhardt, have/has made, constituted, and appointed, and by these presents do(es) hereby make, constitute and appoint PHH REAL ESTATE SERVICES CORPORATION ("PHH RELOCATION") and/or E.T.C. SERVICES CORPORATION, INC. ("E.T.C."), my (our) true and lawful Attorney in my (our) name(s), place(s), and stead to do and perform the following act or acts, which are hereby limited, however, to the following described real property and any improvements and fixtures located thereon:

LOT 2 IN BLOCK 4 OF FIRST ADDITION TO SUNSET VILLAGE, ACCORDING TO  
THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK  
OF KLAMATH COUNTY, OREGON

To ask, demand, sue for, recover, collect and receive all such sums of money, debts and demands whatsoever as are now or shall hereafter become due, owing, payable, or belonging to the undersigned; and have, use, and take all lawful ways and means in the name of the undersigned, or otherwise, for the recovery thereof, by legal process, and to compromise and agree for the same, and grant acquaintances or other sufficient discharges for the same for the undersigned, and in the name of the undersigned to make, seal, and deliver the same; to compromise any and all debts owing by the undersigned, and to convey, transfer, and/or assign said property in satisfaction of any debt owing by me (either of us); to bargain, contract, agree for, purchase, receive, and take said property, and accept the seizing and possession thereof, and all deeds, and other assurances in the law therefor; and to lease, let, demise, bargain, sell, remise, release, convey, mortgage, convey in trust, and hypothecate said property, upon such terms and conditions, and under such covenants as said Attorney shall think fit; to exchange said property for other real or personal property, and to execute and deliver the necessary instruments of transfer or conveyance to consummate such exchange; to execute and deliver subordination agreements subordinating any lien, encumbrance, or other right in said property to any other lien, encumbrance, or other right therein; to execute any closing documents with respect to said property including, but not limited to, closing statements, affidavits and other disclosures; also to bargain and agree for, buy, sell, mortgage, hypothecate, convey in trust or otherwise, and in any and every way and manner deal in and with the improvements and fixtures located on said real property, including any authority to utilize my eligibility for VA Guaranty; and, also for the undersigned and in the name and as the act and deed of the undersigned, to sign, seal, execute, deliver, and acknowledge such deeds, covenants, leases, indentures, agreements, mortgages, deeds of trust, hypothecation's, assignments, notes, receipts, evidence of debts, assumption agreements, settlement documents, releases and satisfactions of mortgage, and

such other instruments in writing, of whatever kind or nature, as may be reasonable, advisable, necessary, or proper in the premises, but only with respect to said property.

The undersigned expressly grant(s) to PHH RELOCATION or E.T.C., as Trustee, the absolute authority and power to complete and/or execute the Warranty Deed executed by the undersigned conveying the above captioned property in its entirety.

Giving and granting unto 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 the undersigned might or could do if personally present, the undersigned hereby expressly ratifying and confirming all that said Attorney shall lawfully do or cause to be done by virtue of these presents.

This Power of Attorney may be revoked only by revocation in writing filed in the Office of the County Recorder in the county where the property described above is situated and in such other county as may be required by law, and no firm, person, or corporation dealing with my said Agent, shall be deemed to have knowledge of its revocation in the absence of actual knowledge thereof.

It is the understood that nothing in this Power of Attorney shall prevent Evergreen Title Company, Inc. from acting in its capacity as escrow and/or closing agent and from issuing its policies of title insurance covering the property which is the subject of this Power of Attorney.

I/We hereby agree and represent to those persons dealing with the said Agent and Attorney-in-Fact that this Power of Attorney shall not terminate on disability of the undersigned Principal(s).

**THIS POWER OF ATTORNEY IS NOT AFFECTED BY  
SUBSEQUENT DISABILITY OR INCAPACITY OF THE  
GRANTOR(S).**

EXECUTED this 26th day of June, 1995.

John S. Bernhardt  
John S. Bernhardt

Deborah L. Bernhardt  
Deborah L. Bernhardt

**Acknowledgment of Grantors:**

STATE OF Oregon §

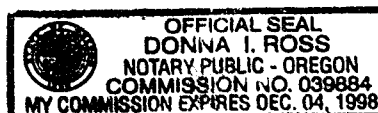
COUNTY OF Klamath §

I certify that I know or have satisfactory evidence that John S. Bernhardt and Deborah L. Bernhardt, the person(s) who appeared by me, and said person(s) acknowledged that ~~they~~ signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 6-26-95

Donna I. Ross  
NOTARY PUBLIC, STATE OF Oregon  
Name: DONNA I. ROSS  
Commission Expires: 12-04-98

Prepared by:  
Law Offices of Jeffrey R. Hacker  
400 E. Las Colinas Blvd. Suite 300  
Irving, Texas 75039-5536



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Company the 8th day of April A.D., 19 96 at 3:31 o'clock P M., and duly recorded in Vol. M96 of Deeds on Page 9818.

FEE \$15.00

Bernetha G. Letsch, County Clerk  
By Chevy Russell