

16944

'96 APR 24 P3:49

MTC 37562HF

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## POWER OF ATTORNEY TO SELL REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, That I, F. ANGELA JOHNSON  
 Have made, constituted and appointed, and by these  
 presents do hereby make, constitute and appoint CARL JOHNSON  
 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 buy 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:

1841 Manzanita St. also known as: Lot 21 in Block 30 Hot Springs  
 addition to the city of Klamath Falls, Oregon. according to the  
 official plat thereof on file in the office of the County Clerk  
 of Klamath County, Oregon.

with all the priveleges 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 March 15 1996

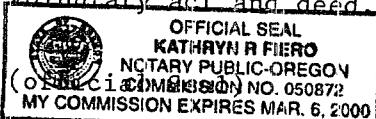
F. Angela Johnson

F. ANGELA JOHNSON

STATE OF OREGON, COUNTY OF Deschutes ss. March 15, 1996  
 Peronally appeared the above named F. Angela Johnson

and acknowledged the foregoing instrument to be her

voluntary act and deed



Before me: [Signature]

Notary Public for Oregon. My commission expires 3-6-00

POWER OF ATTORNEY

F. Angela Johnson

to

Carl Johnson

STATE OF OREGON

County of Klamath } ss

I certify that the within  
 instrument was received for  
 the record in book/reel/volume  
 no. N96 on page 11532 or as fee  
 /file/instrument/microfilm/  
 reception no. 16944, record of  
 Deeds of said county.  
 Witness by my hand and seal of  
 County affixed.

AFTER RECORDING RETURN TO:

Carl Johnson  
3719 S.W. Park Lane  
Chilo, OR 97734  
 NAME, ADDRESS, ZIP

Bernetha G Letsch, County Clerk  
 name Title

By [Signature] Deputy

Fee \$10.00