

AND WHEN RECORDED MAIL TO:

NAME Eloise Finley
 STREET ADDRESS 25085 Battery Court
 CITY, STATE & ZIP CODE Hemet, CA 92544

SPACE ABOVE THIS LINE FOR RECORDER'S USE

LIMITED POWER OF ATTORNEY

KNOW ALL PERSONS BY THESE PRESENTS: That I, Elaine P. Katzer
 the undersigned (jointly and severally if more than one, hereinafter collectively "principal"), hereby make, constitute and appoint
Eloise Finley

principal's true and lawful attorney to act for principal and in principal's name, place and stead and for principal's use and benefit:

- (a) To enable Eloise Finley to act on behalf of myself, Elaine P. Katzer, for purposes of sale of our jointly owned real property, the legal description of which is as follows: Klamath County, Oregon Parcel 2 of Map of Land Partition 30-93 located in Sections 22, 23, 25, 26, 27, 36 of Township 38 South Range 9 East of the Willamette Meridian, Klamath County, Oregon, Section 31 Township 38 South Range 10 East of the Willamette Meridian, Klamath County, Oregon and Section 6 Township 39 South Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Principal hereby grants to said attorney in fact full power and authority to do and perform each and every act and thing which may be necessary, or convenient, in connection with any of the foregoing, as fully, to all intents and purposes, as principal might or could do if personally present, hereby ratifying and confirming all that our said attorney in fact shall lawfully do or cause to be done by authority hereof.

This Limited Power of Attorney is granted for a period of two yrs. and shall become effective on

April 10, 1996 and shall terminate on April 10, 1998.

Wherever the context so requires, the singular number includes the plural.

WITNESS my hand this 17 day of April, 1996.

Elaine P. Katzer

STATE OF California

COUNTY OF Los Angeles

On 4/17/96 before me, I. Patalano - Notary Public

(NAME, TITLE OF OFFICER-I.E. "JANE DOE, NOTARY PUBLIC")

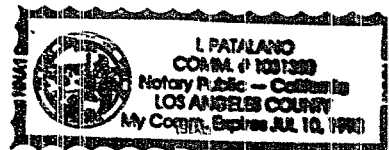
personally appeared

Elaine P. Katzer

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to 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.

I. Patalano
 (SIGNATURE)



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Eloise Finley the 25th day
 of April A.D., 19 96 at 9:42 o'clock AM, and duly recorded in Vol. M96
 of Deeds on Page 11567.

FEE \$10.00

By Bernetha G. Letsch, County Clerk
Cherry Russell

96 APR 25 A9:42