

23290

KNOW ALL MEN BY THESE PRESENTS, That I, Lillian Irene Sims  
have made, constituted and appointed, and by these presents  
do hereby make, constitute and appoint Robert Sims  
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:

3947 SUMMERS LANE, , KLAMATH FALLS, OR 97603  
more particularly described as follows:

Lot 1 in Block 2 of the Replat of BUREKER PLACE, according to the  
official plat thereof on file in the office of the County Clerk 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.

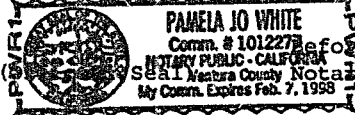
In construing this instrument and where the context so requires, the  
singular includes the plural.

✓ Dated August 13, 1996.

Lillian Irene Sims

CALIFORNIA  
STATE OF ~~OREGON~~ County of Ventura ) ss. August, 1996.  
Personally appeared the above named Lillian Irene Sims

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



Subscribed and sworn to before me: Pamela Jo White  
Notary Public for California My commission expires 2-7-98

POWER OF ATTORNEY

Lillian Irene Sims

STATE OF OREGON,

County of Klamath

to

Robert Sims

I certify that the within instrument  
was received for record on the 15th day  
of August, 1996, at 3:35  
o'clock PM, and recorded in book/reel  
/volume No. M96 on page 25258 or as  
fee/file/instrument/microfilm/reception  
No. 23290, Record of Deeds of said  
County.

Witness by my hand and seal of County affixed

AFTER RECORDING RETURN TO:

Robert Sims

91 East Sidlee St.  
Thousand Oaks, CA 91360  
NAME, ADDRESS, ZIP

Bernetha G Letsch, County Clerk

NAME

TITLE

By Cheryl Russell Deputy

Fee \$10.00

96 AUG 15 P 3:35