

POWER OF ATTORNEY TO SELL REAL ESTATE

23714

96 AUG 23 AM 142

KNOW ALL MEN BY THESE PRESENTS, That I, VINCENZO M. MAZZIER
have made, constituted and appointed, and by these presents
do hereby make, constitute and appoint FIGORELLA DURIGHELLO
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:

10210 HOMEDALE & 5720 LOMBARDY, , KLAMATH FALLS, OR 97603
more particularly described as follows:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE
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.

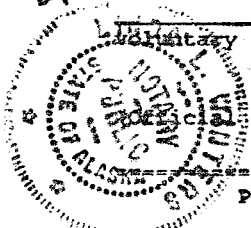
GIVING AND GRANTING unto my said attorney full power and authority to do
and perform all and every act and thing whatsoever requisite and necessary to
be done in and about the premises, as fully to all intents and purposes as I
might or could do if personally present, with full power of substitution 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, 1996.

X Vincenzo M. Mazzier
VINCENZO M. MAZZIER

X ALASKA
STATE OF Alaska, County of Fairbanks NSB ss. August 1, 1996.
Personally appeared the above named Vincenzo M. Mazzier
and acknowledged the foregoing instrument to be his
voluntary act and deed.



Before me: Ruth R. Winters
Notary Public for Alaska My commission expires 6-14-97

POWER OF ATTORNEY
Vincenzo M. Mazzier

to
Fiorella Durighello

AFTER RECORDING RETURN TO:
Fiorella Durighello
19550 North Poe Valley Road
NAME, ADDRESS, ZIP
Klamath Falls, OR 97603

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
NAME TITLE
By _____ Deputy

EXHIBIT "A"
LEGAL DESCRIPTION

26140

Tract 3 of "400 Subdivision", lying in the NE1/4 SE1/4 of Section 35 Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, SAVE AND EXCEPT drainage canal right of way conveyed to the United States of America, by deed recorded in Volume 105, page 607, Deed Records of Klamath County, Oregon, ALSO SAVING AND EXCEPTING the following:

Beginning at an iron pin which is West 843.0 feet and South 23.0 feet from the East quarter corner of said Section 35, said point being on the South boundary line of the grade farm road; thence East along said South boundary line, 75 feet; thence South 75 feet; thence West to a point on the Easterly right of way line of the Klamath Irrigation District Drain ditch, thence Northwesterly along said Easterly right of way line to a point on the South boundary line of said farm road; thence East along said South boundary line to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 23rd day
of August A.D., 19 96 at 11:42 o'clock AM., and duly recorded in Vol. M96,
of Deeds on Page 26139.

FEE \$15.00

Bernetha G Letsch, County Clerk

By *Bernetha G Letsch*