

POWER OF ATTORNEY TO SELL REAL ESTATE

WITNESSES

KNOW ALL MEN BY THESE PRESENTS, That I, RODERICK D. HALL
have made, constituted and appointed, and by these presents
do hereby make, constitute and appoint CATHY KING
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:

2515 PERSHING WAY, KLAMATH FALLS, OR 97601
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 9-25, 1996.

Roderick D. Hall
RODERICK D. HALL

STATE OF California, County of ORANGE) ss. 9-25, 1996.
Personally appeared the above named RODERICK D. HALL
and acknowledged the foregoing instrument to be HIS
voluntary act and deed.

(Official Seal)

Before me: Marion R. Chambers
Notary Public for California My commission expires 5-7-99

POWER OF ATTORNEY

Roderick D. Hall
514 S. Indiana
Anaheim, CA 92805

to

Cathy King
4729 Altamont Dr.
Klamath Falls, OR 97603

AFTER RECORDING RETURN TO:

Cathy King
4729 Altamont Dr.
Klamath Falls, OR 97603
NAME, ADDRESS, ZIP

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/ree-
/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

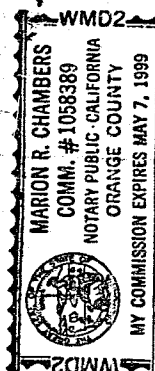


EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at the Northeast corner of Lot 9, Block 3, SIXTH STREET 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; thence West 50 feet along the North line of said Lot 9; thence South 56.12 feet, more or less, to the Southwesterly line of Lot 10 of said Block 3, which is also the Northeasterly line of Pershing Way in said Addition; thence Southeasterly along said Northeasterly line of Pershing Way a distance of 60.43 feet, to the most Southerly corner of said Lot 10; thence North 90.55 feet along the East line of said Lots 10 and 9, to the point of beginning, being a portion of Lots 9 and 10, Block 3, SIXTH STREET ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH that portion of the West 1/2 of the vacated alley which inurred thereto, which was vacated by Ordinance No. 6505, recorded September 3, 1986 in Volume M86, page 15784, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 1st day
of October A.D., 19 96 at 11:52 o'clock A.M., and duly recorded in Vol. M96
of Deeds on Page 31090.

FEE \$15.00

Bernetha G. Letsch

By

County Clerk

Kathleen Ross