

MTC 39628 KR
POWER OF ATTORNEY TO SELL REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, That I, Bennett G. Brown
 have made, constituted and appointed, and by these presents
 do hereby make, constitute and appoint Janice I. Brown
 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:

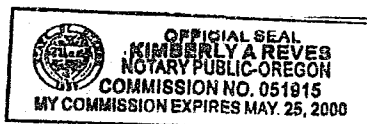
512 & 514 N. NINTH STREET, , KLAMATH FALLS, OR 97601
 more particularly described as follows:

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 October 10, 19 96.



Bennett G. Brown
 BENNETT G. BROWN

STATE OF OREGON, County of Klamath) ss. October 10, 19 96.
 Personally appeared the above named BENNETT G. BROWN
 and acknowledged the foregoing instrument to be his
 voluntary act and deed.

Before me: Kimberly A. Reves
 (Official Seal) Notary Public for Oregon. My commission expires 5/25/2000

=====

POWER OF ATTORNEY

Bennett G. Brown

to

Janice I. Brown

=====

AFTER RECORDING RETURN TO:

BENNETT G. BROWN
8341 Highway 140 E
Klamath Falls, Or 97603
 NAME, ADDRESS, ZIP

STATE OF OREGON, }

} ss

County of _____ }

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

33711

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of Lot 1 in Block 55 of NICHOLS 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, more particularly described as follows:

Beginning at a point on Westerly line of 9th Street 55 feet Northwesterly from intersection of Westerly line of 9th Street and the Northerly line of Jefferson Street (formerly Bush Street), and running thence in a Southwesterly direction parallel with said Jefferson Street, 65 feet, more or less to line between Lots 1 and 2, Block 55, NICHOLS ADDITION to Klamath Falls; thence in a Northwesterly direction along line between said Lots 1 and 2, 55 feet; thence in a Northeasterly direction parallel with Jefferson Street 65 feet more or less to Westerly line of 9th Street, thence in a Southeasterly direction along Westerly line of 9th Street 55 feet to place of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Ameritrile the 24th day
of October A.D., 19 96 at 3:45 o'clock P M., and duly recorded in Vol. M96,
of Deeds on Page 33710.

FEE \$15.00

Bernetha G. Letsch County Clerk

By Kathleen Ross