

MTC 39529 KA

POWER OF ATTORNEY TO SELL REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, That I, DONA M. BURSON
 have made, constituted and appointed, and by these presents
 do hereby make, constitute and appoint JAMES R. BURSON
 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:

16315 CHEYNE ROAD, , KIAMATH 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 OCTOBER 28, 1996.

x Dm. Burson

CALIFORNIA
 STATE OF OREGON, County of FRESNO) ss. OCTOBER 28, 1996
 Personally appeared the above named DONA M. BURSON
 and acknowledged the foregoing instrument to be HER
 voluntary act and deed.

(Official Seal)

Before me, Jose M. Isouerdo JOSIE M. ISOUERDO
 Notary Public for OREGON. My commission expires 09/10/2000
 CALIFORNIA

POWER OF ATTORNEY

DONA M. BURSON

to

JAMES R. BURSON

AFTER RECORDING RETURN TO:

JAMES R. BURSON

11033 E. Church Street

Sanger, CA 92657

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____ } ss

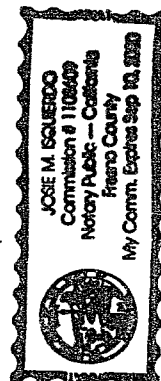
I certify that the within instrument
 was received for record on the ____ day
 of _____, 19____ at _____
 o'clock ____ M, and recorded in book/reel
 /volume No. _____ on page _____ or as
 fee/file/instrument/microfilm/reception
 No. _____, Record of Mortgages of said
 County.
 Witness by my hand and seal of County affixed

NAME

TITLE

By _____

Deputy



96 OCT 30 AM 11:49

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in the W1/2 NW1/4 of Section 20, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the West line of said Section 20 from which the Northwest corner of said Section 20, as marked by a 5/8 inch iron pin, bears Northerly 1835.80 feet; thence East 30 feet, more or less to a 5/8 inch iron pin on the Easterly right of way line of Cheyne Road; thence East 917.5 feet, more or less, to a 5/8 inch iron pin on the Southwesterly right of way line of the Southern Pacific Railroad; thence Northwesterly along said right of way line 1704 feet, more or less, to the West line of said Section 20; thence Southerly 1416.5 feet, more or less, to the point of beginning.

Reference recorded Survey No. 2549, as recorded in the office of the Klamath County Surveyor.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 30th day
of October A.D., 19 96 at 11:49 o'clock A. M., and duly recorded in Vol. M96,
of Deeds on Page 34253.
FEE \$15.00
Bernetha G. Letsch, County Clerk
By Kathleen Ross