

MTC 39266KP

POWER OF ATTORNEY TO SELL REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, That I, SPENCER J. MARTIN have made, constituted and appointed, and by these presents do hereby make, constitute and appoint JOSEPH VINCENT WACHTER, II 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:

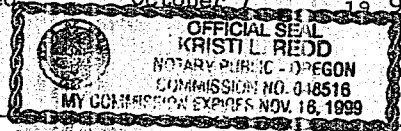
735 MT. WHITNEY STREET, , KLAMATH FALLS, OR 97601  
more particularly described as follows:

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 7, 1996



[Signature]  
SPENCER J. MARTIN

STATE OF OREGON, County of Klamath ) ss. October 7, 1996  
Personally appeared the above named SPENCER J. MARTIN  
and acknowledged the foregoing instrument to be his  
voluntary act and deed.

Before me: [Signature: Kristi L. Reed]  
(Official Seal) Notary Public for Oregon. My commission expires 11/16/99

POWER OF ATTORNEY

SPENCER J. MARTIN

to

JOSEPH VINCENT WACHTER, II

AFTER RECORDING RETURN TO:

Amerititle attn: Kristi

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

EXHIBIT "A"  
LEGAL DESCRIPTION

Beginning at the Southeasterly corner of Lot 10 in Block 7, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; thence Northwesterly along the Westerly line of 8th Street, 65 feet; thence Southwesterly at right angles to 8th Street, 520.0 feet; thence Southeasterly parallel with 8th Street, 5 feet; thence Southwesterly at right angles to 8th Street, 8 feet; thence Southeasterly parallel with 8th Street, 60 feet to the Northerly line of Mt. Whitney Street; thence Northeasterly along the Northerly line of Mt. Whitney Street 60 feet to the point of beginning, being all that portion of Lots 9 and 10 of Block 7 of FIRST ADDITION TO THE CITY OF KLAMATH FALLS, OREGON.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 21st day  
of November A.D., 19 96 at 3:49 o'clock P. M., and duly recorded in Vol. M96,  
of Deeds on Page 36721.

FEE \$15.00

Bernetha G. Letsch County Clerk

By Hutton Ross