

POWER OF ATTORNEY FROM:

ELAINE P. KATZER

POWER OF ATTORNEY TO:

894 Summerland, San Pedro, CA 90731

ELOISE E. FINLEY

AFTER RECORDING, RETURN TO:

25086 Battery Court, Hemet, CA 92544

Neal G. Buchanan, Attorney

435 Oak Ave., Klamath Falls, OR 97601

POWER OF ATTORNEY TO SELL REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, That I, Elaine P. Katzer have made, constituted and appointed, and by these presents do hereby make, constitute and appoint Eloise E. Finley my true and lawful attorney for me and in my name, place and stead, and for my use and benefit to lease, let, grant, bargain, sell, contract to sell, convey, exchange, remise, release, dispose of, take possession of, manage, maintain, operate, repair and improve that certain real property belonging to me, located in the County of Klamath, State of Oregon, and legally described as follows, to-wit:

Parcel 2 of Map of Land Partition 30-93 located in Sections 22, 23, 25, 26, 27 and 36 of Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; Section 31, Township 38 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; and Section 6, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

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 all instruments and documents necessary to accomplish the foregoing proper

GIVING AND GRANTING upon 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 this first day of November, 1996.

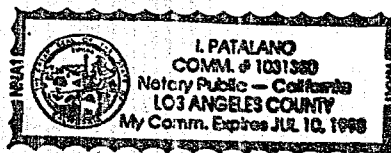
Elaine P. Katzer
ELAINE P. KATZER

STATE OF CALIFORNIA, County of Los Angeles ss.

On November 01, 1996, before me, the undersigned, a Notary Public in and for said State, Personally appeared Elaine P. Katzer, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed on the within instrument and acknowledged that she executed the same.

WITNESS my hand and official seal

I. Patalano
NOTARY PUBLIC FOR CALIFORNIA



19/ - POWER OF ATTORNEY RE: REAL ESTATE

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Neal G. Buchanan the 22nd day of November A.D., 1996 at 2:55 o'clock P. M., and duly recorded in Vol. M96 of Deeds on Page 36865.

FEE \$10.00

Barnetha G. Letsch County Clerk
By Kathleen Ross