

RECORDING REQUESTED BY

97 MAY 27 P245

AND WHEN RECORDED MAIL TO:

NAME Kathleen Johnson  
 STREET ADDRESS P.O. Box 849  
 CITY, STATE & ZIP CODE Davis, CA 95617-0849

This Cover No. \_\_\_\_\_ Edition or Last No. \_\_\_\_\_

SPACE ABOVE THIS LINE FOR RECORDER'S USE

# REVOCATION OF POWER OF ATTORNEY

TO WHOM IT MAY CONCERN:

On May 30, 1992, I, Kathleen A. Johnson, a resident of  
Yolo County, State of California

executed a Power of Attorney appointing Leslie A. Flick my attorney in fact  
 to perform certain acts for me.

On June 5, 1992, said Power of Attorney was recorded in the Office of the Recorder  
 of Klamath County, State of Oregon, as Instrument No. \_\_\_\_\_  
 in Book M92, Page 12219.

I HEREBY REVOKE said Power of Attorney, and all powers therein granted to my said attorney in fact.

WITNESS my hand this 21st day of May, 1997.

Kathleen A. Johnson

STATE OF CALIFORNIACOUNTY OF YOLO

On MAY 21, 1997 before me, WANDA L. SHAFFER, a notary public

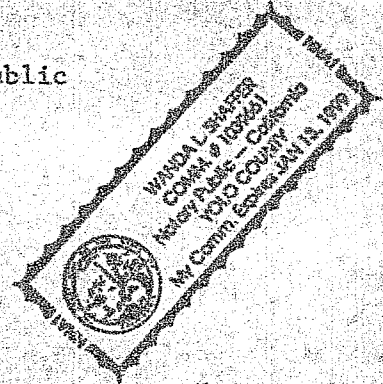
(NAME, TITLE OF OFFICE (i.e., "JANE DOE, NOTARY PUBLIC"))

personally appeared

KATHLEEN A. JOHNSON

personally known to me (or proved to me on the basis of satisfactory evidence) to  
 be the person(s) whose name(s) is/are subscribed to the within instrument and  
 acknowledged to me that he/she/they executed the same in his/her/their authorized  
 capacity(ies), and that by his/her/their signature(s) on the instrument the person(s),  
 or the entity upon behalf of which the person(s) acted, executed the instrument.  
 WITNESS MY HAND AND OFFICIAL SEAL.

Wanda L. Shaffer  
 (SIGNATURE)



(SEAL)

WOLCOTTS FORM 1404 - Rev. 4-84  
 POWER OF ATTORNEY - REVOCATION  
 (price class 11A)

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 are appropriate and necessary to your particular transaction. Consult a  
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 respect to the merchantability or fitness of this form for an intended use  
 or purpose.



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STATE OF OREGON; COUNTY OF KLAMATH

Filed for record at request of Kathleen Johnson the 27th day  
 of May, A.D., 19 97 at 2:15 o'clock P.M., and duly recorded in Vol. M97  
 of Power of Attorney on Page 16020  
 FEE \$5.00 By Bernetha G. Letch, County Clerk  
Kathleen Rosen

WHEN RECORDED MAIL TO:

Name: Mr. and Mrs. JERRY G. BALF  
 Street:  
 Address: 355 Cleveland Ave  
 City & State: Petaluma, CA 94952

SPACE ABOVE THIS LINE FOR RECORDERS USE

## Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, that JERRY G. BALF and LOUISE M. BALF, husband and wife hereinafter called the Grantors, for no consideration, hereby convey and warrants to:

JERRY G. BALF AND LOUISE M. BALF, TRUSTEES OF THE BALF FAMILY TRUST,  
 DATED May 21, 1997.

hereinafter called the Grantees, does hereby grant, bargain, sell and convey unto said Grantees and grantee's heirs, successors and assigns the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and the above granted premises, free from all encumbrances except all those of record and those apparent upon the land as of the date of this deed. And that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration for this conveyance is \$ NONE

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 355 Cleveland Ave., Petaluma, CA 94952

DATED THIS 21ST DAY OF MAY, 1997  
 STATE OF CALIFORNIA)  
 COUNTY OF SONOMA )

On May 21, 1997, before me, DONALD FERGUSON, a Notary Public for this State, personally appeared, JERRY G. BALF and LOUISE M. BALF

proved to me, on the basis of satisfactory evidence to be the person a, whose name a is subscribed to the within instrument and acknowledged to me that they executed the same to their authorized capacity and that by their signatures on the instrument the person a, or each of them, acted, executed the instrument.

Witness my hand and official seal.

Signature

DONALD FERGUSON

*Jerry G. Balf*  
 JERRY G. BALF  
*Louise M. Balf*  
 LOUISE M. BALF



# EXHIBIT "A"

All that portion of Lots 456 and 457, Block 121, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southeast corner of Lot 456 in said Block 121, and running thence North along the West line of Mitchell Street 40 feet; thence West at right angles 50 feet to the line between said lot 456 and 457; thence South on said line 20 feet; thence West at right angles 30 feet; thence South parallel with Mitchell Street, 20 feet to the North line of the alley running East and West through said Block 121; thence East along the North line of alley 80 feet to the place of beginning.

STATE OF OREGON: COUNTY OF KLAMATH ss.

Filed for record at request of Jerry G. Balf the 27th day  
of May A.D. 1997 at 2:15 o'clock P. M., and duly recorded in Vol. M97  
of Deeds on Page 16021

FEE

By Bernetha G. Leisch, County Clerk  
Reedman

Doc No: 92-1407-022 CA-01100-000

WHEN RECORDED MAIL TO:

Name: Mr. and Mrs. JERRY G. BALF  
 Street:  
 Address: 365 Cleveland Ave  
 City & State: Petaluma, CA 94952

SPACE ABOVE THIS LINE FOR RECORDER'S USE

# Warranty Deed

JERRY BALF and LOUISE BALF, husband and wife by the entirety

Grantors, hereby grant, bargain, sell and convey to:

JERRY G. BALF AND LOUISE M. BALF, TRUSTEES OF THE BALF FAMILY TRUST,  
 DATED May 21, 1997.

Grantees and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true and actual consideration for this conveyance is \$ NONE

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 365 Cleveland Ave. Petaluma, CA 94952

Dated this 21st day of May, 1997

STATE OF CALIFORNIA)  
 COUNTY OF SONOMA )

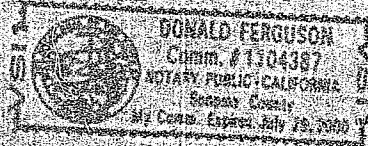
On May 21, 1997 before me, DONALD FERGUSON,  
 a Notary Public for the State, personally appeared,  
 JERRY BALF and LOUISE BALF,

proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity and that by their signatures on the instrument the person(s), in entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

Signature: Donald Ferguson  
 DONALD FERGUSON

Jerry Balf  
 JERRY BALF  
Louise Balf  
 LOUISE BALF



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## EXHIBIT "A"

Lot 1 in Block 3 of Rainbow Park on the Williamson, according to the Official Plat thereof on file in the Office of the County Clerk of Klamath County, Oregon. Together with an undivided 1/68th interest in Lots 4 and 5, Block 1, Rainbow Park on the Williamson.

Together with a 1994 Skyline Mobile Home, Plate #X216488

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:

SUBJECT TO: Trust Deed dated December 1, 1993 and recorded December 1, 1993 in Volume M93, page 31915, Microfilm Records of Klamath County, Oregon in favor of Administrator of the Small business Administration, an agency of the Government of the United States of America, as Beneficiary which the above named Grantees hereby agree to assume and pay in full.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Jerry Balf the 27th day  
of May A.D. 19 97 at 2:15 o'clock P. M., and duly recorded in Vol. M97  
of Deeds on Page 16023  
FEE \$35.00 By Bernetha G. Lotz, County Clerk  
Rothman Ross

97 MAY 27 P2:15

Recording Requested By:  
Norwest Mortgage Inc.

When Recorded Return To:

Norwest Mortgage Corp.  
5024 Parkway Plaza Blvd.  
Charlotte, NC 28217-

### SUBSTITUTION OF TRUSTEE

Norwest Mortgage Inc. #324871 "Cummings" Lender ID# Klamath, Oregon

WHEREAS, the undersigned is the present Beneficiary under the Deed of Trust described as follows:

Original Trustor: RONALD C & CHERYL L. CUMMINGS,  
Original Beneficiary: TOWNE & COUNTRY MORTGAGE CORPORATION  
Original Trustee: ASPEN TITLE & ESCROW, INC.  
Dated: 01/06/94

Recorded on 01/13/94 as Instrument No. n/a Book M94, Page 1693,  
In the County of KLAMATH, State of OREGON

Property Address: 4039 Shasta Way, Klamath Falls, OR, 97603

AND WHEREAS, the undersigned, who is the present Beneficiary under said Deed of Trust, desires to appoint a successor Trustee under said Deed of Trust in the place and stead of present Trustee thereunder;

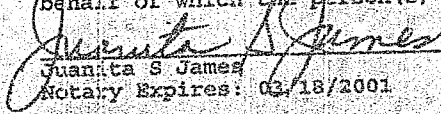
Now therefore, the undersigned hereby appoints FORREST N.A. BACCI whose address is 1001 S.W. 5TH AVE 1660, PORTLAND, OR 97204 as Successor Trustee under said Deed of Trust, to have all the powers of said original Trustee, effective immediately.

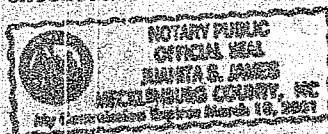
Prudential Home Mortgage Company, Inc. By  
Norwest Mortgage, Inc. It's Attorney In Fact  
On 4-28-97 (DATE)

By   
TIMOTHY P. O'BRIEN, ASST. VICE  
PRESIDENT

STATE OF North Carolina  
COUNTY OF Mecklenburg

ON 4-28-97, before me, Juanita S James, a Notary Public in and for the County of Mecklenburg County, State of North Carolina, personally appeared Timothy P. O'Brien, Asst. Vice President, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

  
Juanita S James  
Notary Expires: 03/18/2001



(This area for notarial seal)

Norwest Mortgage Corp., 5024 Parkway Plaza Blvd., Charlotte, NC 28217  
LEN 1961 1723-0033 OR KLAMATH 12 AMATH OR BAT: 14703/324871 & 1010101

STATE OF OREGON: COUNTY OF KLAMATH: 53.

Filed for record at request of Forrest N.A. Bacci the 27th day  
of May A.D. 1997 at 2:15 o'clock P. M., and duly recorded in Vol M97  
of Mortgages on Page 16025

FEE \$10.00

By Berntha G. Letcher, County Clerk  


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