

MTC 41170-MS
POWER OF ATTORNEY TO SELL REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, That I, Grace Spencer Welles Knight
do hereby make, constitute and appoint Randolph Robbins Knight
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:

1834 BENSON AVENUE, , KLAMATH FALLS, OR 97601
more particularly described as follows:

LOTS 7, 8 AND 9 IN BLOCK 37 OF MOUNTAIN VIEW ADDITION, ACCORDING TO THE
OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF
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 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 April 29th, 1997.

Grace Spencer Welles Knight
Grace Spencer Welles Knight

STATE OF Oregon

COUNTY OF Klamath

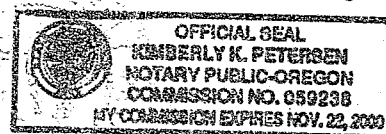
ss.

April 29th

19 97

Personally appeared the above named Grace Spencer Welles Knight

and acknowledged the foregoing instrument to be her voluntary act.



Before me:

Kimberly K. Petersen
Notary Public for Oregon

My commission expires 11/22/2000

(seal)

POWER OF ATTORNEY

STATE OF OREGON,

Grace Knight

County of Klamath

to

Randolph Knight

I certify that the within instrument
was received for record on the 5th day
of June, 19 97, at 3:44
o'clock PM, and recorded in book/reel
/volume No. M97 on page 17319 or as
fee/file/instrument/microfilm/reception
No. 38811, Record of Deeds of said
County.

Witness by my hand and seal of County affixed

AFTER RECORDING RETURN TO:

Randolph Robbins Knight

RR 1 Box 144

Cavendish, VT 05142

NAME, ADDRESS, ZIP

Bernetha G. Letsch, Co. Clerk

NAME

TITLE

By Kathleen Ross Deputy

Fee: \$10.00

97 JUN -5 P3:44