

MTC 41538-MS
SPECIAL POWER OF ATTORNEY

I, FLORENCE MAE CLAREY, residing at 867 N. Township Road, Yuba City, California 95993, hereby appoint EDWIN RAY CLAREY of 867 N TOWNSHIP RD., YUBA CITY, CA 95993, as my Attorney-in-Fact ("Agent").

If my Agent is unable to serve for any reason, or if my Agent is currently my spouse and we become separated legally or our marriage is dissolved, I designate Laura K. Furrey of 3950 Homedale, Space 49, Klamath Falls,, Oregon 97601, as my Successor Agent.

I hereby revoke any and all general and special powers of attorney that previously have been signed by me. However, the preceding sentence shall not have the effect of revoking any powers of attorney that are directly related to my health care that previously have been signed by me.

My Agent shall have full power and authority to act on my behalf but only to the extent permitted by this Special Power of Attorney. My Agent's powers shall include the power to:

1. Sell or convey any interest of mine in real estate that is used by me as a personal residence and is located at:
867 N. Township Road
Yuba City, CA
The total sales price must be at least \$95000.00.

This power shall include the power to (i) sell upon such terms as my Agent shall deem appropriate, subject to the limitations (if any) stated above, (ii) sign any documents (including deeds) that may be required to convey title to such property, and (iii) collect and receive the proceeds from any such sale.

If the Agent is my spouse, then I also hereby appoint Laura K. Furrey as my substitute Agent solely for the purpose of releasing any dower or other inchoate interest I might have in any property, including my homestead if described above.

2. Act on my behalf with respect to the following matters:
 - Purchase real estate located at 3575 Cortez Street, Klamath Falls, Oregon.

I hereby grant to my Agent the full right, power, and authority to do every act, deed, and thing necessary or advisable to be done regarding the above powers, as fully as I could do if personally present and acting.

Any power or authority granted to my Agent under this document shall be limited to the

extent necessary to prevent this Power of Attorney from causing (i) my income to be taxable to my Agent, (ii) my assets to be subject to a general power of appointment by my Agent, and (iii) my Agent to have any incidents of ownership with respect to any life insurance policies that I may own on the life of my Agent.

My Agent shall not be liable for any loss that results from a judgment error that was made in good faith. However, my Agent shall be liable for willful misconduct or the failure to act in good faith while acting under the authority of this Power of Attorney.

I authorize my agent to indemnify and hold harmless any third party who accepts and acts under this document.

My Agent shall not be entitled to any compensation, during my lifetime or upon my death, for any services provided as my Agent. My Agent shall not be entitled to reimbursement of expenses incurred in connection with this Power of Attorney.

My Agent shall provide an accounting for all funds handled and all acts performed as my Agent, if I so request or if such a request is made by any authorized personal representative or fiduciary acting on my behalf.

This Power of Attorney shall become effective immediately, and shall not be affected by my disability or lack of mental competence, except as may be provided otherwise by an applicable state statute. This is a Durable Power of Attorney. This Power of Attorney shall continue effective until my death. This Power of Attorney may be revoked by me at any time by providing written notice to my Agent.

Dated June 4, 1997 at Yuba City, California.

Florence Mae Clarey
FLORENCE MAE CLAREY

17605

State of California

County of Sutter

On June 4, 1997 before me, Kelly J. Keith
personally appeared FLORENCE MAE CLAREY,

[] personally known to me
- OR -

[X] proved to me on the basis of satisfactory evidence

to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.


Signature of Notary



17606

This document was prepared by:

Name: FLORENCE MAE CLAREY
Address: 867 N. Township Road
Yuba City, , CA. 95993

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 9th day
of June A.D., 19 97 at 3:44 o'clock P. M., and duly recorded in Vol. M97,
of Deeds on Page 17603.

Bernetha G. Letsch, County Clerk

FEE \$25.00

By Kathleen A. [Signature]