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POWER OF ATTORNEY

Gail S. Wagner
1755 Crescent Avenue
Klamath Falls, Oregon 97601

To
Betty L. Boehme
5984 Delaware Avenue
Klamath Falls, Oregon 97603

After recording, return to (Name, Address, Zip):

Gail S. Wagner
1755 Crescent Avenue
Klamath Falls, Oregon 97601

SPACE RESERVED
FOR
RECORDER'S USE

Fee: \$10.00

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument
was received for record on the 26th day
of August, 1997, at
10:27 o'clock A.M., and recorded in
book/reel/volume No. 1197 on page
27834 and/or as fee/file/instru-
ment/microfilm/reception No. 44119-Power
Records of said County. Of Attorney

Witness my hand and seal of County
affixed.

Bernetha G. Letsch, Co. Clerk
NAME TITLE

By Kathleen Rouse, Deputy.

KNOW ALL BY THESE PRESENTS that I, Gail S. Wagner
have made, constituted and appointed and by these presents do make, constitute and appoint Betty L. Boehme

my true and lawful attorney, for me and in my name, place and stead and for my use and benefit, to represent me
in my absence, regarding any matter pertaining to the dissolution
of marriage between John M. Wagner and myself, and also in the
matter of the payoff of monies due me from the transfer of property
at 1755 Crescent Avenue, Klamath Falls, Oregon 97601. This includes
all other legal matters.

giving and granting unto my attorney the full power and authority to do and perform each and every act and thing whatsoever
requisite and necessary to be done, as fully, to all intents and purposes, as I might or could do if personally present, hereby ratifying
and confirming all that my attorney lawfully does or causes to be done by virtue hereof.

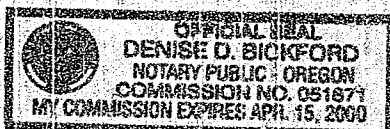
In construing this instrument, and where the context so requires, the singular includes the plural.

Dated 8-25, 1997

Gail S. Wagner

STATE OF OREGON, County of Klamath } ss.

This instrument was acknowledged before me on August 25, 1997,
by Gail S. Wagner



Denise D. Bickford
Notary Public for Oregon

My commission expires 4-15-2000