

MT 42451KQ SPECIAL POWER OF ATTORNEY

I, Joseph T. Riker III, residing at 5127 Hwy 39, Klamath Falls, Oregon 97603-9613, hereby appoint Joan F. Riker of 5127 Hwy 39, Klamath Falls, Oregon 97603-9613, as my Attorney-in-Fact ("Agent").

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:

5127 Hwy 39

Klamath Falls, OR

and legally described on the attached Exhibit. The total sales price must be at least \$1.00.

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 Justina D. Riker 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. Mortgage or encumber any interest of mine in real estate that is used by me as a personal residence and is located at:

5127 Hwy 39

Klamath Falls, OR

and legally described on the attached Exhibit. The mortgage amount shall not exceed \$200,000.00.

This power shall include the power to (i) mortgage or encumber on such terms as my Agent shall deem appropriate, subject to the limitations (if any) stated above, (ii) sign any documents (including a mortgage or deed of trust), and (iii) take any other action that may be required to effect such mortgage or encumbrance.

If the Agent is my spouse, then I also hereby appoint Justina D. Riker as my substitute Agent solely for the purpose of releasing any homestead interests or other property rights (of whatever nature) which under local law may not be released by my spouse.

3. Manage, insure, improve, repair, collect rents, execute leases, or take any other action that a landlord might take, with respect to any interest of mine in real estate (whether

After recording return to:

Joan F. Riker

P.O. Box 438

Mt. Shasta, CA 96067

97 OCT -9 P3:54

currently owned or later acquired).

4. Act on my behalf with respect to the following matters:
- any pertinent

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 be entitled to reimbursement of all reasonable 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 December 31, 1998. This Power of Attorney may be revoked by me at any time by providing written notice to my Agent.

Dated Aug 25, 1987, at Mt. Shasta, California.

Joseph T. Piker III
Joseph T. Piker III

33341

State of California

County of Siskiyou

On 8/25/97 before me, REBECCA JEAN WRIGHT, personally
appeared Joseph T. Riker III,

☒ personally known to me

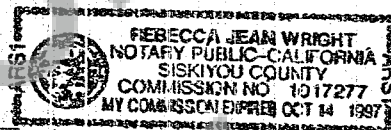
- OR -

☐ 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



33342

Property That Can Be Sold

3910-01800-900, 901, 902, 903

Property That Can Be Mortgaged

3910-01800-900, 901, 902, 903

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 9th day
of October A.D., 19 97 at 3:50 o'clock P. M., and duly recorded in Vol. M97
of Deeds on Page 33339.

FEE \$25.00

By Bernetha G. Letsch, County Clerk
Kathleen Rose