

53820

POWER OF ATTORNEY
TO SELL REAL ESTATE

H. GAIL LARMAN

TO
GAYLE P. NICHOLSON

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

SPACE RESERVED
FOR
RECORDER'S USE

98 FEB 26 P3:46 Vol. 1798 Page 6356

STATE OF OREGON,

County of _____ } ss.

I certify that the within instrument
was received for record on the _____ day
of _____, 19____, at
_____ o'clock _____ M., and recorded in
book/reel/volume No. _____ on page
_____ and/or as fee/file/instru-
ment/microfilm/reception No. _____,
Records of said County.

Witness my hand and seal of County
affixed.

NAME

TITLE

By _____, Deputy.

KNOW ALL BY THESE PRESENTS, That I, H. GAIL LARMAN

do hereby make, constitute and appoint GAYLE P. NICHOLSON, have made, constituted and appointed, and by these presents
as my true and lawful attorney for me and in my name, place and stead, and for my use and benefit to sell and convey to any party
or parties at such price or prices and upon such terms as shall seem equitable, all or any portion of the following described real
property situated, lying and being in the county of Klamath in the state of Oregon
and more particularly described, as follows, to-wit:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS
REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN.....

5316 STURDIVANT AVENUE, KLAMATH FALLS, OR 97603

with all the privileges and appurtenances thereunto belonging or in any way 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 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 attorney shall law-
fully 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 January 26, 1998.

H. Gail Larmen
H. GAIL LARMAN

STATE OF Oregon, County of York

This instrument was acknowledged before me on January 26, 1998,
by H. GAIL LARMAN

Notarial Seal
Terri L. Kohler, Notary Public
Hanover Boro, York County
My Commission Expires Aug. 13, 2001

Member, Pennsylvania Association of Notaries

Terri L. Kohler
Notary Public for Pennsylvania
My commission expires 8/13/2001

EXHIBIT "A"

Lot 60, LAMRON HOMES, in the County of Klamath, State of Oregon.

AND

A 15 foot strip of land situated in the S 1/2 SW 1/4 SE 1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southeast corner of Lot 60, LAMRON HOMES SUBDIVISION; thence South 0 degrees 07' East a distance of 15 feet to the South line of Section 11; thence North 89 degrees 56' West along the South line of said Section 11, a distance of 85 feet; thence North 0 degrees 07' West a distance of 15 feet to the Southwest corner of said Lot 60; thence South 89 degrees 56' East along the South line of said Lot 60 a distance of 85 feet, more or less, to the point of beginning.

CODE 41 MAP 3909-11DC TL 8500

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 26th day
of February A.D., 19 98 at 3:46 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 6356

FEE \$15.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross