

55315

98 MAR 26 P3:14

Vol. M98 Page 9777POWER OF ATTORNEY  
TO SELL REAL ESTATE

ATC # 01047210

Beverly A. Baker

Robert D. Nelson To

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

Robert D. Nelson

4404 So. 6th St.  
Klamath Falls, OR 97603SPACE RESERVED  
FOR  
RECORDER'S USESTATE OF OREGON,  
County of Klamath } ss.I certify that the within instrument  
was received for record on the 26th day  
of March, 1998, at  
3:14 o'clock P.M., and recorded in  
book/reel/volume No. M98 on page  
9777 and/or as fee/file/instru-  
ment/microfilm/reception No. 55315,  
Records of said County. DeedWitness my hand and seal of County  
affixed.Bernetha G. Letsch, Co. clerk  
NAME TITLEFee \$10.00 By Kathleen Rose, Deputy.KNOW ALL BY THESE PRESENTS, That I, Beverly A. Bakerdo hereby make, constitute and appoint Robert D. Nelson, 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:North One-Half of Lot 25 FAIR ACRES SUBDIVISION # 1, according to the official  
plat thereof on file in the office of the County Clerk, Klamath County, Oregonwith 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 December, 1997.x Beverly A. Baker  
Beverly A. BakerSTATE OF OREGON, County of Klamath ) ss.  
This instrument was acknowledged before me on December 9th, 1997,  
by Triena A. DeSempieTriena A. DeSempie  
Notary Public for Oregon  
My commission expires Oct 23, 2001