

62225

MTC 44936-47 Vol. M98 Page 25083
POWER OF ATTORNEY TO REFINE REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, That I, VIRGINIA F. HIXON

have made, constituted and appointed and by these presents do make, constitute and appoint STEPHEN R. HIXON

my true and lawful attorney, for me and in my name, place and stead and for my use and benefit, to: Execute any and all documents necessary to purchase, mortgage, and hypothecate, including but not limited to deeds, contracts, earnest money agreements, escrow instructions, miscellaneous lender originated documents, and to receive and to disburse any and all funds CONCERNING the following described property:

4229 EL CERRITO WAY, , KLAMATH FALLS, OR 97603
more particularly described as follows:Lot 1 in Block 27 of Tract 1194, TENTH ADDITION TO SUNSET VILLAGE,
according to the official plat thereof on file in the office of the
County Clerk of Klamath County, Oregon.giving and granting unto my said attorney full power and authority to do and perform all 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 said attorney or my said attorney shall lawfully do or cause to be done by virtue hereof.
In construing this instrument and where the context so requires, the singular includes the plural.THIS POWER OF ATTORNEY EXPIRES SIX MONTHS
FROM THE DATE HEREOF.

Dated July 2, 19 98.

VIRGINIA F. HIXON

STATE OF OREGON

COUNTY OF KLAMATH

SS.

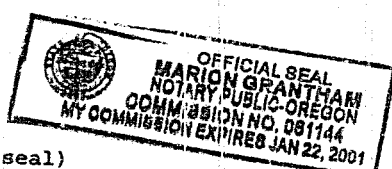
July 2

19 98

Personally appeared the above named

VIRGINIA F. HIXON

and acknowledged the foregoing instrument to be her voluntary act.



(seal)

Before me:

Notary Public for Oregon

My commission expires 1/22/01

POWER OF ATTORNEY

VIRGINIA F. HIXON

to

STEPHEN R. HIXON

AFTER RECORDING RETURN TO:

STEPHEN R. HIXON

4229 El Cerrito Way Klamath Falls, OR
NAME, ADDRESS, ZIP 97603

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 13th day of July, 19 98, at 3:29 o'clock P.M., and recorded in book/reel /volume No. M98 on page 25083 or as fee/file/instrument/microfilm/reception No. 62225, Record of Mortgages of said County.

Witness by my hand and seal of County affixed

Bernetha G. Letsch, Co. Clerk

NAME

TITLE

By Julie M. Mendenhall Deputy

Fee \$10.00

98 JUL 13 P 3:29