

'98 SEP 29 P3:50

MTC 44345-Mg
SPECIFIC POWER of ATTORNEY

BE IT ACKNOWLEDGED that MICHAEL B. CARSON, the undersigned, does hereby grant a limited and specific power of attorney to CATHLEEN BONNEY, as my attorney-in-fact.

Said attorney-in-fact shall have full power and authority to undertake and perform the following acts on my behalf:

To negotiate, renegotiate and conclude the purchase of real estate, specifically the six-unit rental property located at 2125-2139 Orchard, Klamath Falls, Oregon 97601 and to speak for, and personally represent me in all matters pertaining to my involvement with the Seller Tom Spangler, the Real Estate Broker Abts Realty and any and all of its representatives and the Title Company Amerititle including my required or requested presence at administrative meetings and other liaisons. Any documents requiring my signature that would bind me legally in the above-mentioned Real Estate Purchase are to be signed by my attorney-in-fact. She may sign documents such as if I were present to sign for myself in these matters.

The authority herein shall include such incidental acts as are reasonably required to carry out and perform the specific authorities granted herein.

My attorney-in-fact agrees to act and perform in said fiduciary capacity consistent with my best interests as he in his discretion deems advisable

This power of attorney may be revoked by me at any time, and shall automatically be revoked upon my death, or September 30th, 1998, whichever occurs sooner, provided any person relying on this document shall have full rights to accept the authority of my attorney-in-fact until in receipt of actual notice of revocation.

Signed this Eighth day of September 1998.

Michael B. Carson

State of Oregon

County of Klamath

NOTARY:

State of Oregon
County of Josephine
On this 8 day of Sept 1998 personally
appeared before me,
_____, whom I identify I verified on the basis of _____,
_____, who is personally known to me,
_____, whom I identify I verified on the oath/affirmation of _____,
a credible witness,
to be the signor of the foregoing document, and he/she acknowledge
that he/she signed it.

Linda M Evans
Notary Public

My Commission expires: _____



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 29th day
of September A.D., 19 98 at 3:50 o'clock P.-M., and duly recorded in Vol. M98,
of _____ Deeds on Page 35746.

FEE \$10.00

By Bernetha G. Letsch, County Clerk
Kathleen Bonney