

'98 DEC 30 AM 1:15

MTC 46951-MG

POWER OF ATTORNEY TO SELL REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, That I, CHRISTINE B. KLAUDER
 have made, constituted and appointed, and by these presents
 do hereby make, constitute and appoint JOHN C. KLAUDER
 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 sell and
 convey, 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:

2940 HOPE STREET, , KLAMATH FALLS, OR 97603
 more particularly described as follows:

See legal description attached hereto as Exhibit "A" and by this reference made a
 with all the privileges and appurtenances thereunto belonging or in anywise part
 appertaining, and for me and in my name to make out, execute, acknowledge and hereof
 deliver proper deeds of conveyance of the same with or without covenants of
 seisin, freedom from encumbrances and warranty.

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 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 said attorney or my
 said attorney's substitute or substitutes shall lawfully 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 18, 1998.

Christine B. Klauder
 CHRISTINE B. KLAUDER

STATE OF Oregon SS. December 18 19 98
 COUNTY OF Klamath
 Personally appeared the above named Christine B. Klauder

and acknowledged the foregoing instrument to be her voluntary act.



Before me,

Marion Grantham
 Notary Public for Oregon
 My commission expires 1/22/01

(seal)

=====

POWER OF ATTORNEY

Christine B. Klauder

to

John C. Klauder

=====

AFTER RECORDING RETURN TO:
 JOHN C. KLAUDER
 4800 DRIFTWOOD DRIVE
 KLAMATH FALLS OR 97603

NAME, ADDRESS, ZIP

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 _____ or as
 fee/file/instrument/microfilm/reception
 No. _____, Record of Mortgages of said
 County.

Witness by my hand and seal of County affixed

NAME

TITLE

By _____ Deputy

EXHIBIT "A"
LEGAL DESCRIPTION

47723

A tract of land situated in the S1/2 SW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8" rebar with a Tru-Line Surveying plastic cap on the Westerly right of way line of Hope Street, from which the S1/4 corner of said Section 2 bears South 00 degrees West 270.12 feet and North 89 degrees 36' 38" East 695.17 feet; thence North 66 degrees 51' West, 1016.80 feet, to a 5/8" iron pin with Tru-Line Surveying plastic cap; thence continuing North 66 degrees 51' West 76 feet, more or less to the Northeasterly right-of-way line of the U. S. B. R. "A" Canal; thence Northwesterly along said right-of-way to its intersection with the Southerly right-of-way of the O C. & E. Railroad, 350 feet more or less; thence South 66 degrees 51' East along said railroad right-of-way line, 1332 feet, more or less, to the Westerly right-of-way line of Hope Street; thence South 00 degrees 13' West 175.13 feet to the point of beginning, with bearings based on the recorded survey of said Major Land Partition No. 29-88.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 30th day
of December A.D., 19 98 at 11:15 o'clock A. M., and duly recorded in Vol. M98
of Deeds on Page 47722.

FEE \$15.00

Bernetha G. Letsch, County Clerk
By Kathleen Ross