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POWER OF ATTORNEY TO SELL REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, That I, GENE EDWARD MILLER, JR.
have made, constituted and appointed, and by these presents
do hereby make, constitute and appoint DEBORAH LYNN BRAINARD
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:

5581 BARTLETT AVENUE, , KLAMATH FALLS, OR 97603
more particularly described as follows:

Lot 9 in Block 1 of TRACT NO. 1088, FENSDALE, according to the official
plat thereof on file in the office of the County Clerk of Klamath County,
Oregon

with all the privileges and appurtenances thereunto belonging or in anywise
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 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 March 19, 1999

Gene Edward Miller Jr
Gene E Miller Jr
GENE EDWARD MILLER, JR.

STATE OF Oklahoma ss. March 19, 1999
COUNTY OF Oklahoma

Personally appeared the above named GENE EDWARD MILLER, JR.

and acknowledged the foregoing instrument to be his voluntary act

Before me:

Lois L. Basin
Notary Public for Ore
My commission expires 10-13-2002

(seal)

POWER OF ATTORNEY

STATE OF OREGON,

GENE EDWARD MILLER, JR.

Gene Edward Miller Jr

to

DEBORAH LYNN BRAINARD

AFTER RECORDING RETURN TO:

Gene Edward Miller, Jr.

c/c 9570 S. Pacific Hwy Monmouth OR
NAME, ADDRESS, ZIP

Linda Smith, Co. Clerk
NAME
97361
By Kathleen Rose Deputy
TITLE