



1999 OCT 18 PM 3:45

THIS SPACE RESERVED FOR RECORDER'S USE

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After recording return to:

First American Title  
422 Main Street  
Klamath Falls, Or 97601

Escrow No. K54587V  
Title No. K54587V

### ***SPECIAL POWER OF ATTORNEY***

KNOW ALL PERSONS BY THESE PRESENTS:

That David A. Werdeman does hereby make constitute and appoint Judith E. Werdeman my true and lawful attorney for me and in my name, and with use of my VA entitlement, place and stead and for my use and benefit, as to that certain real property, which I intend to occupy as my primary residence, together with any interest therein or any improvements thereon, described as:

Lot 38 Elmwood Park, according to the official plat thereof on file in the office of the County clerk of Klamath County, Oregon.

(being commonly known as: 5029 Summers Lane, Klamath Falls, OR 97603)

(a) to contract for purchase, receive and take possession thereof and of evidence of title thereto, to lease the same for any term or purpose, including leases for business, residence and oil or mineral development; to sell, exchange, subdivide, grant or convey the same with or without warranty, covenant or restrictions; to mortgage, transfer in trust or otherwise encumber the same to secure payment of a note or performance of any obligation or agreement; and to accept the conveyance thereof in any form of tenancy including but not limited to tenants in common, tenants by the entirety and "not as tenants in common, but with right of survivorship" with any other person or persons, including property wherein my said Attorney is one of the co-tenants.

(b) To borrow money and to execute and deliver notes therefore, with or without security; and to loan money and receive notes therefore with such security as he/she shall deem proper.

(c) To transact business of any kind or class and as my act and deed to sign, execute, acknowledge and deliver a deed, lease, assignment of lease, covenant, indemnity, agreement, mortgage, deed of trust, assignment of mortgage or beneficial interest under deed of trust, subdivision plat, extension or renewal of any obligation, subordination or waiver of priority, bill of lading, bill of sale, bond, note, receipt, check, evidence of debt, full or partial release of mortgage, judgment or other debt, escrow instructions, and other such instruments in writing of any kind or class as may be necessary or proper in the premises.

(d) As to any personal property and goods, wares and merchandise, checks, chooses in action and other property in possession or in action: To contract for, buy, sell, exchange, transfer, endorse and in any legal manner deal in and with the same; and to mortgage, transfer in trust, or otherwise encumber the same to secure payment of a note or performance of any obligation or agreement.

10- This power shall not be affected by disability of the principal. All acts done by my Attorney pursuant to this power during any period of disability or incompetence or uncertainty as to whether I am dead or alive shall have the same effect and inure to the benefit of and bind me or my heirs, devisees and personal representatives as if I were alive, competent and not disabled.

(e) This power of attorney does not empower or authorize my said Attorney to negotiate or otherwise receive the net proceeds due to me in the case of a sale of my property.

GIVING AND GRANTING unto my said attorney full power and authority to do and perform all and every act and thing whatsoever requisite, necessary or appropriate to be done, in and about the premises as fully to all intents and purposes as I might or could do if personally present, hereby ratifying all that

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my said Attorney shall lawfully do or cause to be done by virtue of these presents. When the context so requires the singular number includes the plural.

This Power of Attorney expires 6 months from the date hereof or SIX MONTHS FROM THE DATE HEREOF IF NO TIME PERIOD IS SPECIFIED.

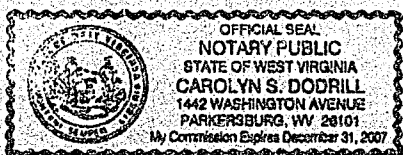
In witness whereof, I have hereunto set my hand on Oct 4, 99

David A. Werdeman  
David A. Werdeman

STATE OF WV  
County of Wood

} ss.

This instrument was acknowledged before me on this 4 day of October, 1999  
by DAVID A Werdeman



Carolyn S. Dodrill  
Notary Public for Oregon WV  
My commission expires: Dec 31 2007

State of Oregon, County of Klamath  
Recorded 10/18/99, at 3:45 p m.  
In Vol. M99 Page 41418  
Linda Smith,  
County Clerk Fee \$ 10<sup>00</sup>