

1999 OCT 28 PM 3:37

MTC 48438-Mg
POWER OF ATTORNEY TO SELL REAL ESTATE

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KNOW ALL MEN BY THESE PRESENTS, That I, ALEXANDER NGUYEN
have made, constituted and appointed, and by these presents
do hereby make, constitute and appoint SYLVIA M. JOHNSON
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:

333 DIVISION STREET, , KLAMATH FALLS, OR 97601
more particularly described as follows:

Lots 11, 12, 13 and 14 in Block 24 of INDUSTRIAL ADDITION to the City of
Klamath Falls, 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 October 22, 19 99.

Alexander Nguyen
ALEXANDER NGUYEN

STATE OF CALIFORNIA ss. October 19 99

COUNTY OF _____

Personally appeared the above named ALEXANDER NGUYEN

and acknowledged the foregoing instrument to be his voluntary act.

Before me:

Notary Public for California
My commission expires _____

(seal)

POWER OF ATTORNEY

ALEXANDER NGUYEN

to

Sylvia M. Johnson

AFTER RECORDING RETURN TO:

Sylvia M. Johnson

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

43193

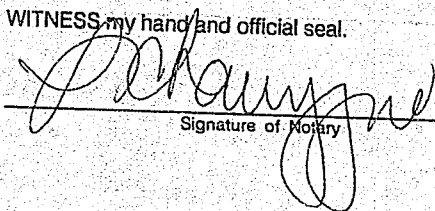
STATE OF CALIFORNIA)
COUNTY OF Santa Clara) SS.

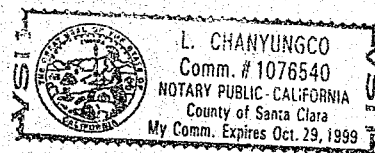
On October 22, 1999 before me, L. Chanvungco

a Notary Public in and for said County and State, personally appeared ** Alexander Nguyen **

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.


Signature of Notary



STATE OF CALIFORNIA)
COUNTY OF _____) SS.

On _____ before me, _____

a Notary Public in and for said County and State, personally appeared _____

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature of Notary

State of Oregon, County of Klamath
Recorded 10/28/99, at 3:37 p.m.
In Vol. M99 Page 43192
Linda Smith,
County Clerk Fee \$ 10.00