

## POWER OF ATTORNEY TO SELL REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, That I, JOSEPH E. BENSON, JR. AND ERIN P. BENSON have made, constituted and appointed, and by these presents do hereby make, constitute and appoint SUSANN SPRATT 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:

8333 HWY 140 EAST, , KLAMATH FALLS, OR 97603

more particularly described as follows:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 December 12, 2000

JOSEPH E. BENSON, JR.

ERIN P. BENSON

STATE OF OREGON

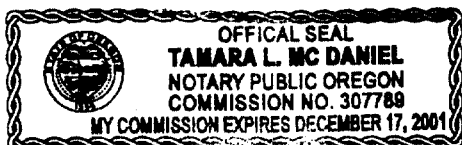
SS. DECEMBER 12

2000

COUNTY OF KLAMATH

Personally appeared the above named JOSEPH E. BENSON, JR. AND ERIN P. BENSON

and acknowledged the foregoing instrument to be THEIR voluntary act.



(seal)

Before me:

Tamara L. McDaniel  
Notary Public for OREGON  
My commission expires 12-17-01

POWER OF ATTORNEY

STATE OF OREGON,

JOSEPH E. AND ERIN P. BENSON

County of \_\_\_\_\_

to

SUSANN SPRATT

I certify that the within instrument was received for record on the \_\_\_\_ day of \_\_\_\_\_, 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

AFTER RECORDING RETURN TO:

JOSEPH E. AND ERIN P. BENSON

8270 HILL ROAD, K.FALLS, OR 97603

NAME, ADDRESS, ZIP

NAME

TITLE

By \_\_\_\_\_ Deputy

## EXHIBIT "A" LEGAL DESCRIPTION

Parcel 3 of Major Land Partition No. 36-89, situated in Lot 4, JUNCTION ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

A tract of land situated in Lot 4, JUNCTION ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwesterly corner of Parcel 1 of Major Land Partition No. 36-89 on the Southerly line of said Lot 4, being North 71 degrees 16' 48" West 484.74 feet from the Southeasterly corner of said Lot 4; thence following along the boundaries of Parcels 1 and 2 of said Land Partition No. 36-89, North 10 degrees 00' 00" East 347.80 feet, South 82 degrees 39' 00" East 112.57 feet and North 07 degrees 21' 00" East, 301.05 feet to the North line of said Lot 4; thence South 89 degrees 54' 00" West 378.42 feet to the Northwest corner of said Lot 4; thence South 00 degrees 01' 00" East 569.20 feet to the Southwesterly corner of said Lot 4; thence South 71 degrees 16' 48" East 177.06 feet, more or less, to the point of beginning.

State of Oregon, County of Klamath  
Recorded 12/28/00, at 3:14 p. m.  
In Vol. M00 Page 46710  
**Linda Smith,**  
County Clerk Fee\$ 26<sup>00</sup>