

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:

PARCEL 2/LP 6-89 IN LT 3 JUNCTION ACRES, ,
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

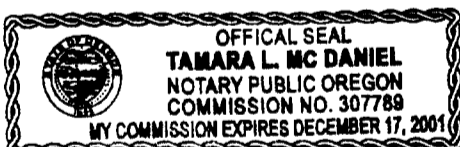
December 12, 2000


JOSEPH E. BENSON, JR.


ERIN P. BENSON

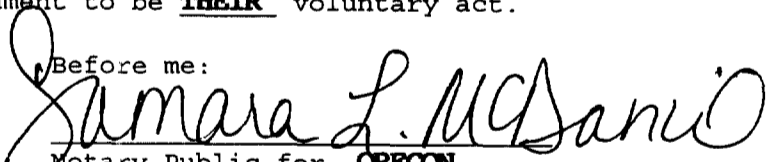
STATE OF OREGON

SS.

DECEMBER 122000COUNTY OF KLAMATHPersonally appeared the above named JOSEPH E. BENSON, JR. AND ERIN P. BENSONand acknowledged the foregoing instrument to be THEIR voluntary act.

(seal)

Before me:


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. BENSON8270 HILL ROAD, K.FALLS, OR 97603

NAME, ADDRESS, ZIP

NAME

TITLE

By

Deputy

EXHIBIT "A" LEGAL DESCRIPTION

Parcel 2 of Major Land Partition No. 6-89 situated in Lot 3, Plat of JUNCTION ACRES, situated in the NW1/4 of the NE1/4 of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Westerly right of way line of Vale Road, from which the E1/16 corner on the North line of said Section 7 bears North 02 degrees 11' 51" East 853.25 feet; thence North 57 degrees 00' 00" West 198.86 feet; thence along the arc of a curve to the right (Radius equals 700.00 feet and central angle equals 13 degrees 49' 00") 168.80 feet; thence South 89 degrees 54' 00" West 610.96 feet to a point on the West line of said Lot 3; thence South 00 degrees 01' 00" East 263.00 feet to the Southwest corner of said Lot 3; thence North 89 degrees 54' 00" East along the south line of said Lot 3, 906.69 feet to the Westerly right of way line of said Vale Road; thence North 00 degrees 10' 47" East 46.13 feet to the point of beginning.

State of Oregon, County of Klamath
Recorded 12/28/00, at 3:14 p. m.
In Vol. M00 Page 46725
Linda Smith,
County Clerk Fee \$ 26⁰⁰