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02 APR 23 PM 1:58

CLETA M. WACHTER

151 N. Williams Ave #313

KLAMATH FALLS, OR 97601

Grantor's Name and Address

CHARLES A. WACHTER

151 N. Williams Ave #313

KLAMATH FALLS, OR 97601

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

CHARLES A. WACHTER

151 N. Williams Ave #313

KLAMATH FALLS, OR 97601

Until requested otherwise, send all tax statements to (Name, Address, Zip):

CHARLES A. WACHTER

151 N. Williams Ave #313

KLAMATH FALLS, OR 97601

STATE OF OREGON,

Vol M02 Page 23994

SPACE RESERVED  
FOR  
RECORDER'S USE

State of Oregon, County of Klamath

Recorded 04/23/2002 1:58 p.m.

Vol M02, Pg 23994-98

Linda Smith, County Clerk

Fee \$ 41.00 # of Pgs 5

eputy.

## QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that CLETA M. WACHTER

hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto

CHARLES A. WACHTER

hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of the grantor's right, title and interest in that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in

KLAMATH

County, State of Oregon, described as follows, to-wit:

BEGINNING AT THE MOST  
EASTERLY CORNER OF LOT 11, BLOCK 13, HOT SPRINGS ADDITION TO  
THE CITY OF KLAMATH FALLS, OREGON; THENCE RUNNING SOUTH-  
WESTERLY ALONG THE NORTHWESTERLY LINE OF MANCLARE STREET,  
53.1 FEET; THENCE NORTHWESTERLY PARALLEL WITH ALAMEDA  
STREET, 88.0 FEET, MORE OR LESS, TO THE NORTHWESTERLY LINE  
OF LOT 12 IN SAID BLOCK 13; THENCE NORTHEASTERLY ALONG  
THE NORTHWESTERLY LINE OF LOT 12, 50 FEET TO THE SOUTHWESTERLY  
LINE OF ALAMEDA STREET, 70.8 FEET TO THE POINT OF  
BEGINNING, BEING A PART OF LOTS 11 AND 12 OF SAID BLOCK  
13 OF HOT SPRINGS ADDITION.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 1.00

① However, the

actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. ② (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on \_\_\_\_\_; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

*Charles A. Wachter*  
*Cleta M. Wachter*  
*Agent*

STATE OF OREGON, County of \_\_\_\_\_) ss.

This instrument was acknowledged before me on \_\_\_\_\_,

by \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_,

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_

Notary Public for Oregon

My commission expires \_\_\_\_\_

STATE OF OREGON,

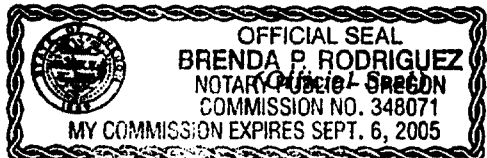
23993

County of

Lincoln

} ss.

On this the 23 day of April, 2002, personally appeared Judy Shelton, who, being duly sworn (or affirmed), did say that she is the attorney in fact for Cletia M. Wachter and that she executed the foregoing instrument by authority of and in behalf of said principal; and she acknowledged said instrument to be the act and deed of said principal.



Before me:

Brenda P. Rodriguez  
(Signature)  
Notary Public  
(Title of Officer)

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that I, Cleta S. Wachter, do hereby make, constitute and appoint Judy Shelton of Klamath Falls, Oregon my agent and attorney in fact with power and authority:

1. To take possession of, manage, administer, operate, maintain, improve and control all my property, real and personal, to insure and keep the same insured and to pay any and all taxes, charges and assessments that may be levied or imposed upon any thereof.
2. To collect and receive any money, property, debts or claims whatsoever, as are now or shall hereafter become due, owing and payable or belonging to me, to forgive debts, and to give receipts, acquittance or other sufficient discharge for any of the same.
3. To make expenditures for my care, maintenance, support and general welfare, and to distribute such sums as are necessary for the care, support and maintenance of members of my family who are dependant upon me for support.
4. To retain any property which comes into the possession of my attorney in the form in which it was received and to make investments and changes of investments in such securities, including common and preferred stocks of corporations, or other property, real or personal, as my attorney may deem prudent.
5. To pay my debts and other obligations.
6. To sue upon, defend, compromise, submit to arbitration or adjust any controversies in which I may be interested, and to act in my name in any complaints, proceedings or suits with all the powers I would possess if personally present and under no legal disability.
7. To bargain for, buy and deal in property and goods of every description.
8. To convey, grant, sell, mortgage, pledge, consign, lease, hypothecate and in any and every manner deal in and with my property, both real and personal.

9. To advance my said attorney's own funds on my behalf and to borrow any sums of money on such terms and at such rates of interest as to my said attorney may deem proper and give security for the repayment of the same.

10. To make and deliver any deeds, conveyances, contracts, covenants and other instruments, undertakings or agreements, either orally or in writing, of whatever kind and nature, including the right to supply the legal description of any real property involved in any of the foregoing documents, which my said attorney, in my attorney's discretion, shall deem to be for my best interests.

11. To sign, endorse, sell, discount, deliver and/or deposit checks, drafts, notes and negotiable or non-negotiable instruments, including any payments to me drawn on the Treasurer of the United States or the State of Oregon or any other state or governmental entity, and to accept drafts.

12. To appear and vote for me in person or as my proxy at any corporate or other meeting.

13. To have access to any safe deposit box which has been rented in my name, or in the name of myself and any other person or persons.

14. To do and perform every act necessary or desirable and to serve as representative payee with respect to rights and entitlement for my benefit and the benefit of my spouse from Social Security, Medicare and military service.

15. To make investments and changes of investment in such income bearing securities, including common and preferred stocks of corporations, or other property, real or personal, as my said attorney in its discretion may deem prudent, and to hold my securities in the name of its nominee or unregistered in such form that transfer thereof may be effected by delivery.

16. To withdraw any monies deposited with any bank, mutual savings bank, credit union, savings and loan associations, mutual fund, money market account, investment advisor or broker in my name or in the name of myself and any other person or persons and generally to do any business with any such financial institution or agency on my behalf.

I authorize my said attorney for me and in my name generally to do and perform all and every act and thing whatsoever requisite, desirable or necessary to be done in the premises, to conduct, manage and control all my business and my property, wheresoever situate and whether now owned or hereafter acquired, as my attorney may deem for my best interests, and to execute and acknowledge any and all instruments necessary or proper to carry out the foregoing powers, hereby releasing and saving harmless all third persons from responsibility for the acts and omissions of my said attorney and empowering my said attorney to indemnify all such persons against loss, expense and liability. Third persons may rely upon the continued validity of this Power of Attorney until receiving actual knowledge of its revocation.

I expressly declare that I am familiar with the provisions of ORS 127.005 and that the powers of my attorney herein described shall be exercisable by my said attorney on my behalf notwithstanding that I may become legally disabled or incompetent.

All questions pertaining to validity, interpretation and administration of this power shall be determined in accordance with the laws of Oregon.

IN WITNESS WHEREOF, I have hereunto set my hand this 25<sup>th</sup> day of May, 2000.

Cleta S. Wachter  
Cleta S. Wachter

STATE OF OREGON           )  
                                  ) ss.  
County of Klamath       )

Personally appeared the above-named Cleta S. Wachter and acknowledged the foregoing instrument to be her voluntary act. Before me:



Karen A. Baker  
Notary Public for Oregon  
My Commission expires: 9-28-01