

KNOW ALL MEN BY THESE PRESENTS:

Maisie Spencer, hereinafter referred to as Principal, in the County of Klamath, State of Oregon, does appoint Michael L. Spencer her true and lawful attorney.

In Principal's name, and for Principal's use and benefit, said attorney is authorized hereby:

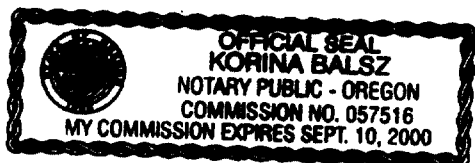
- (1) To demand, sue for, collect, and receive all money, debts, accounts, legacies, bequests, interest, dividends, annuities, and demands as are now or shall hereafter become due, payable, or belonging to principal, and take all lawful means, for the recovery thereof and to compromise the same and give discharges for the same;
- (2) To buy and sell land, make contracts of every kind relative to land, any interest therein or the possession thereof, and to take possession and exercise control over the use thereof;
- (3) To buy, sell, mortgage, hypothecate, assign, transfer, and in any manner deal with goods, wares and merchandise, certificates or shares of capital stock, and other property in possession or in action, and to make, do, and transact all and every kind of business of whatever nature;
- (4) To execute, acknowledge, and deliver contracts of sale, escrow instructions, deeds, leases including leases for minerals and hydrocarbon substances and assignments of leases, covenants, agreements and assignments of agreements, mortgages and assignments of mortgages, conveyances in trust, to secure indebtedness or other obligations, and assign the beneficial interest thereunder, subordinations of liens or encumbrances, bills of lading, receipts, evidences of debt, releases, bonds, notes, bills, requests to reconvey deeds of trust, partial or full judgments, satisfactions of mortgages, and other debts, and other written instruments of whatever kind and nature, all upon such terms and conditions as said attorney shall approve.

Giving and granting to said attorney full power and authority to do all and every act and thing whatsoever requisite and necessary to be done relative to any of the foregoing as fully to all intents and purposes as Principal might or could do if personally present.

All that said attorney shall lawfully do or cause to be done under the authority of this power of attorney is expressly approved.

Dated: 2/28/97 Maisie Spencer
Signature

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28 DAY OF FEBRUARY, 1997.



Korina Balsz
Notary Public for Oregon

State of Oregon, County of Klamath
Recorded 08/22/2002 312 P m.
Vol M02, Pg 47547-48
Linda Smith, County Clerk
Fee \$ 26 # of Pgs 2

I, Maisie Spencer, Trustee of the Maisie Spencer Living Trust, resign as Trustee. Michael L. Spencer shall be the Successor Trustee and his address is 419 Main St., Klamath Falls, OR 97601.

Maisie Spencer
Maisie Spencer

11-27-01
Date

RETURN TO:
1ST AMERICAN TITLE