

POWER OF ATTORNEY

NTC-61758 TM

DEBRA M. JAMESVol M03 Page 49366

to

KERRY R. JAMESState of Oregon, County of Klamath
Recorded 07/15/2003 3:51 m.Vol M03 Pg 49366-65

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

AFTER RECORDING RETURN TO:

Debra James2100 Arthur St.

(NAME, ADDRESS, ZIP)

Klamath Falls, OR 97603

POWER OF ATTORNEY TO SELL REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, That I, DEBRA M. JAMES have made, constituted and appointed, and by these presents do hereby make, constitute and appoint KERRY R. JAMES 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:

2100 ARTHUR STREET, KLAMATH FALLS, OR 97603 and more particularly described as follows:

The North half of Lot D of Resubdivision of ENTERPRISE TRACT NO. 24, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Account No.: 3909-003BD-01900-000 Key No.: 525587
with all the privileges and appurtenances thereto 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 July 11, 2003

Debra M. James

STATE OF IdahoCOUNTY OF Ada

On this 11th day of July, 2003, personally appeared the above named Debra M. James and acknowledged the foregoing instrument to be his/her voluntary act.

26 M

Before me:

Andrea E. Edge
Notary Public for Boise Id
My commission expires 09/07/05

49367



TOTAL P.02