

Vol M03 Page 59557 **For**

AMERITITLE has received the instrument by request and has not examined it or as to its effect upon that may be described

State of Oregon, County of Klamath
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Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

Thomas and Debbie Duncan
11923 Hwy 66
Klamath Falls, Oregon 97601

have made, constituted and appointed, and by these presents do make, constitute and appoint _____
THOMAS DUNCAN OR DEBBIE DUNCAN _____ my true
and lawful attorney in fact ("my attorney"), for me and in my name, place and stead, and for my use and benefit:

- (1) To lease, let, grant, bargain, sell, contract to sell, convey, exchange, remise, release and dispose of any real or personal property of which I am now or hereafter may be possessed, or in which I may have any right, title or interest, including rights of homestead, for any price or sum, and upon such terms and conditions as to my attorney may seem proper;
- (2) To take possession of, manage, maintain, operate, repair and improve any and all real or personal property now or hereafter belonging to me, to pay the expense thereof, 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;
- (3) To buy, sell and generally deal in and with goods, wares and merchandise of every name, nature and description, and to hypothecate, pledge and encumber the same;
- (4) To buy, sell, assign, transfer and deliver all or any shares of stock in my name in any corporation for any price, and upon such terms as to my attorney may seem proper, and to receive and make payment therefor;
- (5) To borrow any sums of money on such terms and at such rates of interest as to my attorney may seem proper, and to give security for the repayment of the same;
- (6) To ask for, demand, recover, collect and receive all moneys, debts, rents, dues, accounts, legacies, bequests, interests, dividends and claims whatsoever which are now or which hereafter may become due, owing and payable or belonging to me, and to have, use and take all lawful ways and means in my name for the recovery of any thereof by attachments, levies or otherwise;
- (7) To prepare, execute and file any proof of debt and other instruments in any court and to take any lawful proceedings in connection with any sum of money or demand due or payable to me, and in any proceedings, to vote in my name for the election of any trustee(s), and to demand, receive and accept any dividend or distribution whatsoever;
- (8) To adjust, settle, compromise or submit to arbitration any account, debt, claim, demand or dispute, as well as matters which now exist or hereafter may arise between me or my attorney and any other person or persons;
- (9) To sell, discount, endorse, negotiate and deliver any check, draft, order, bill of exchange, promissory note or other negotiable paper payable to me, and to collect, receive and apply the proceeds therefrom for my use for any lawful purpose; to pay to or deposit the same or any other sum of money coming into the hands of my attorney into checking and into savings accounts in my name with any bank or banker of my attorney's selection, and to draw out moneys deposited to my credit with any bank, by check or otherwise, including deposits in savings accounts, and to apply the same for any of the purposes of my business as my attorney may deem proper; to purchase and sell certificates of deposit; to appoint any bank or trust company as escrow agent; to transfer any asset of mine into any form or sort of trust; and, generally, to conduct any and all banking transactions on my behalf;
- (10) To make, execute and deliver any and all manner of contracts with reference to minerals, oil, gas, oil and gas rights, rents and royalties, including agreements facilitating exploration for and discovery of oil, gas, minerals and deposits;
- (11) To commence and prosecute, and to defend against, answer and oppose all actions, suits and proceedings concerning any matters in which I am or hereafter may be interested or concerned;
- (12) To vote any stock in my name as proxy;
- (13) To have access to any safe deposit box which has been or may be rented in my name or in the name of myself and any other person or persons;

(OVER)

