

03 OCT 12 PM 3:23

NJC-62651 TM

POWER OF ATTORNEY

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RICHARD UNCAPHER

MARGE UNCAPHER

to

JIM D. JOHNSTON

State of Oregon, County of Klamath
Recorded 10/02/03 3:23 p m
Vol M03 Pg 73847-48
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2

AFTER RECORDING RETURN TO:

Mr. + Mrs. Richard Uncapher
2318 Pacheco Place
NAME, ADDRESS, ZIP
Santa Rosa, CA 95401

POWER OF ATTORNEY TO SELL REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, That I, RICHARD UNCAPHER AND MARGE UNCAPHER have made, constituted and appointed, and by these presents do hereby make, constitute and appoint JIM D. JOHNSTON 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:

1712 SARGENT AVENUE, KLAMATH FALLS, OR 97601 and more particularly described as follows:

Lots 9 and 10 in Block 35 of SECOND ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 8-20-, 03.

Richard Uncapher
RICHARD UNCAPHER

Marge Uncapher
MARGE UNCAPHER

STATE OF _____

COUNTY OF _____

On this _____ day of _____, 20____, personally appeared the above named _____ and acknowledged the foregoing instrument to be his/her voluntary act.

Before me:

(seal)

See attached

Notary Public for _____
My commission expires _____

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

73848

State of California

County of

Sonoma

ss.

On 8/20/2003

, before me,

Kelly Schaffer Notary Public

Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared

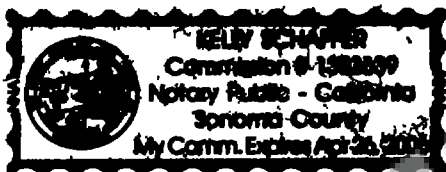
Richard Uncapher & Marge Uncapher

Name(s) of Signer(s)

☐ personally known to me

☒ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal

[Signature]

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document:

Power of Attorney To Sell Real Estate

Document Date:

Number of Pages:

Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer

Signer's Name:

☐ Individual

☐ Corporate Officer — Title(s):

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other:

Signer Is Representing:

GRAB THE THUMB HERE
TO PREVENT
Top of thumb here