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WJC-63531 UN

POWER OF ATTORNEY

SABRINA BEDIENT

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to

WILLIAM J. BEDIENT

State of Oregon, County of Klamath
Recorded 12/09/03 3:11 p.m.
Vol M03 Pg 90009
Linda Smith, County Clerk
Fee \$ 2/00 # of Pgs 1

AFTER RECORDING RETURN TO:

SABRINA BEDIENT

P.O. Box 624 Chiloquin, OR 97524

NAME, ADDRESS, ZIP

POWER OF ATTORNEY TO SELL REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, That I, SABRINA BEDIENT have made, constituted and appointed, and by these presents do hereby make, constitute and appoint WILLIAM J. BEDIENT 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:

LOTS 1,2,3 AND 4, BLOCK 3 EWAUNA HEIGHTS ADDITION, KLAMATH COUNTY and more particularly described as follows:

LOTS 1,2,3, AND 4 BLOCK 3, EWAUNA HEIGHTS 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 11/24, 2003.

Sabrina Bedient

SABRINA BEDIENT

STATE OF OREGON

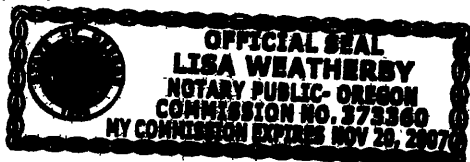
COUNTY OF KLAMATH

On this 24 day of NOVEMBER, 20 03, personally appeared the above named SABRINA BEDIENT and acknowledged the foregoing instrument to be his/her voluntary act.

Before me:

Lisa Weatherby
Notary Public for Oregon
My commission expires 11/20/07

(seal)



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