

04 AUG 31 PM 12:34

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State of Oregon, County of Klamath

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Linda Smith, County Clerk

Fee \$ 3.00 # of Pgs 3

1st 433743  
**SPECIAL POWER OF ATTORNEY  
To Purchase Real Property**

PREAMBLE: This is a military Power of Attorney prepared pursuant to Title 10, United States Code, Section 1044b, and executed by a person authorized to receive legal assistance from the military service. Federal law exempts this power of attorney from any requirement of form, substance, formality, or recording that is prescribed for powers of attorney by the laws of a state, the District of Columbia, or a territory, commonwealth, or possession of the United States. Federal law specifies that this power of attorney shall be given the same legal effect as a power of attorney prepared and executed in accordance with the laws of the jurisdiction where it is presented.

**KNOW ALL PERSONS BY THESE PRESENTS:**

That I, ROBERT ALAN BERLING, Social Security Number 552-45-1775, currently at Wiesbaden Army Airfield, Germany, a United States military installation, do hereby appoint ~~MY RTLE CHARLENE OR ROBERT OSCAR BERLING~~ of LYNDEN, WA, my true and lawful attorney-in-fact, to do the following in my name and on my behalf:

To make, endorse, accept, receive, sign, execute, acknowledge and deliver to me any documents, deeds, instruments or papers necessary or convenient to purchase in my name or as tenants in common, or as joint tenants with right of survivorship, or as tenants by the entireties, the following described real property:

MLS# 2405534 STATUS: ACTIVE SUB TYPE: A LIST PRICE: \$79,900

ARGA: L ADDRESS: 800 CIRCLE BAR

CITY: LAPINE STATE: OR ZIP CODE: 97739 ZONING: CLA, R5

TM: 230912C TL: 800 LOT# CLA BLK# CLA

Further, to sign, seal and deliver the property as collateral for mortgage or deed of trust upon said real estate and to execute any other documents required for the purchase of such property. Furthermore, I explicitly authorize my attorney-in-fact to utilize any entitlement that may be forthcoming from the U.S. Department of Veterans Affairs or any other Federal, state, or local government agency, based upon my status as a member or veteran of the U.S. armed forces.

I THEREBY GIVE AND GRANT UNTO MY ATTORNEY-IN-FACT FULL POWER AND AUTHORITY TO DO AND PERFORM EACH AND EVERY ACT AND MATTER CONCERNING THE SUBJECT OF THIS DOCUMENT AS FULLY AND EFFECTUALLY AND FOR ALL INTENTS AND PURPOSES AS I COULD DO LEGALLY IF I WERE PRESENT. IN ADDITION THERETO, I DO HEREBY RATIFY AND CONFIRM EACH OF THE ACTS OF MY AFORESAID ATTORNEY-IN-FACT LAWFULLY DONE PURSUANT TO THE AUTHORITY HEREIN ABOVE CONFERRED.

I HEREBY AUTHORIZE MY ATTORNEY TO INDEMNIFY AND HOLD HARMLESS ANY THIRD PARTY WHO ACCEPTS AND ACTS UNDER OR IN ACCORDANCE WITH THIS POWER OF ATTORNEY.

This Power of Attorney shall become effective when I sign and execute it below. Further, unless sooner revoked or terminated by me, this Power of Attorney shall become NULL and VOID on 04 JAN 05.

I intend for this to be a **DURABLE** Power of Attorney. This Power of Attorney will continue to be effective if I become disabled, incapacitated, or incompetent; or when the United States Government determines that I am in a military status of "missing," "missing in action," or "prisoner of war." All acts done by my Attorney hereunder shall have the same effect and inure to the benefit of and bind myself and my heirs as if I were competent, and not disabled, incapacitated, or incompetent.

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I HEREBY RATIFY ALL THAT MY ATTORNEY SHALL LAWFULLY DO OR CAUSE TO BE DONE BY THIS DOCUMENT.

All business transacted hereunder for me or for my account shall be transacted in my name, and all endorsements and instruments executed by my attorney for the purpose of carrying out the foregoing powers shall contain my name, followed by that of my attorney and the designation "attorney-in-fact."

Notwithstanding my inclusion of a specific expiration date herein, if on the above-specified expiration date, or during the sixty (60) day period preceding that specified expiration date, I should be or have been determined by the United States Government to be in a military status of "missing," "missing in action" or "prisoner of war," then this Power of Attorney shall remain valid and in full effect until sixty (60) days after I have returned to United States military control following termination of such status UNLESS OTHERWISE REVOKED OR TERMINATED BY ME.

IN WITNESS WHEREOF, I sign, seal, declare, publish, make and constitute this as and for my Power of Attorney in the presence of the Notary Public witnessing it at my request this date, 03 AUG, 20004.

Robert A. Beeling

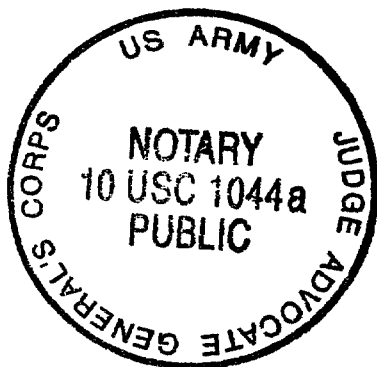
WITH THE ARMED FORCES OF THE UNITED STATES }  
AT WIESBADEN ARMY AIRFIELD, GERMANY }

Subscribed, sworn to and acknowledged before me by Robert A. Beeling, who is known to me to be a person authorized by Title 10, United States Code, Section 1044 to receive military legal assistance, on 3 August 2004. This acknowledgment is executed in my official capacity under the authority granted by Title 10, United States Code, Section 1044a, which also states that no seal is required on this acknowledgment.

(SIGN) Morie Jackson

(PRINT) Gloria Jackson

RANK/COMPONENT SGT OFFICIAL CAPACITY US Army



INDEFINITE  
10 USC 1044a

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**Exhibit "A"**

Real property in the County of Klamath, State of Oregon, described as follows:

**PARCEL 1:**

Lot 4 in Block 2 of Tract No. 1222, STAGECOACH ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

**EXCEPTING THEREFROM:**

Beginning at the Northwest corner of Lot 3, and the Northeast corner of Lot 4, marked by a 5/8 inch iron rod in Block 2, of Plat # 1222, STAGECOACH ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; run South 0°04'15" East along the common line between Lots 3 and 4, a distance of 200.0 feet to the True Point of beginning of the following parcel of land; run thence South 0°04'15" East along the common line between Lots 3 & 4, a distance of 422.23 feet to a 5/8 inch iron rod marking the common corner between Lots 3 & 4 and Circle Bar Drive, thence along the arc of a 50 foot radius curve to the left a distance of 31.96 feet, the long chord bears South 71°44'10" West 31.62, thence along a 50 foot radius curve to the right a distance of 32.18 feet, the long chord bears South 71°36'54" West 31.42 feet, thence North 89°49'44" West a distance of 31.88 feet to a 5/8 inch iron rod, thence leaving the North line of Circle Bar Drive, run North 0°04'15" West a distance of 442.85 feet to a 5/8 inch iron rod, thence South 89°26'35" East a distance of 91.75 feet to the Point of Beginning.

**PARCEL 2:**

Beginning at the Northwest corner of Lot 3, and the Northeast corner of Lot 4, marked by a 5/8 inch iron rod, in Block 2 of Plat # 1222, STAGECOACH ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, run thence South 89°26'35" East along the North line of said Lot 3 a distance of 200.00 feet to a 5/8 inch iron rod, thence South 0°04'15" East a distance of 200.00 feet to a 5/8 inch iron rod, thence North 89°26'35" West a distance of 200.00 feet to a 5/8 inch iron rod on the West line of said Lot 3, thence North 0°04'15" West a distance of 200.00 feet to the Point of Beginning, Klamath County, Oregon.

Tax Parcel Number: R817316

*First American Title*