

04 DEC 30 PM 3:36

mtc-68012 st

POWER OF ATTORNEY

JIM THEABOLT

82884 BROOKHURST, CRESWELL, OR

to

SHAYLA M. BROWN

2019 MANZANITA ST., KLAMATH FALLS, OR 97601

AFTER RECORDING RETURN TO:

JIM THEABOLT

82884, BROOKHURST, CRESWELL, OR 97426

NAME, ADDRESS, ZIP

Vol M04 Page 89784

State of Oregon, County of Klamath  
Recorded 12/30/04 3:36 p m  
Vol M04 Pg 89784-85  
Linda Smith, County Clerk  
Fee \$ 26<sup>00</sup> # of Pgs 2

POWER OF ATTORNEY TO SELL REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, That I, JIM THEABOLT  
do hereby make, constitute and appointed, and by these presents  
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:

2019 MANZANITA STREET, KLAMATH FALLS, OR 97601

**\*\*SEE ATTACHED EXHIBIT "A" LEGAL DESCRIPTION**

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.

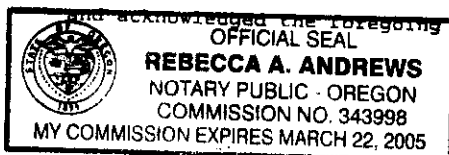
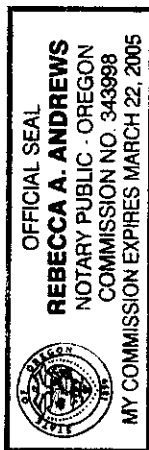
In construing this instrument and where the context so requires, the  
singular includes the plural.

Dated DECEMBER 9, 2004

Jim Theabolt

STATE OF Oregon  
COUNTY OF Lane SS. \_\_\_\_\_

Personally appeared the above named Jim Theabolt



(seal)

Before me:

Rebecca A. Andrews  
Notary Public for OREGON  
My commission expires 3-22-05

P.2

(541) 884-8725

Ruth Kroeker

Dec 09 04 08:52a

**89785**

**Beginning at the most Easterly corner of Lot 6 in Block 50 of HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence Northwesterly at right angles to Manzanita Street 100 feet; thence Southwesterly parallel to Manzanita Street 50 feet; thence Southeasterly at right angles to Manzanita Street 100 feet; thence Northeasterly along the Northwesterly line of Manzanita Street 50 feet to the place of beginning, being a portion of Lots 5 and 6 in Block 50 of HOT SPRINGS ADDITION.**

**Tax Account No: 3809-028BC-03400-000**

**Key No:217713**