

05 JAN 21 PM 3:39

MTG-07715 KR

POWER OF ATTORNEY

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Patricia M. Shepherd

State of Oregon, County of Klamath
Recorded 01/21/05 3:39 p m
Vol M05 Pg 04863
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

to

Frank J. Shepherd

1208 California

Klamath Falls, Oregon 97601

AFTER RECORDING RETURN TO:

Frank and Patricia Shepherd

1208 California, Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

POWER OF ATTORNEY TO SELL REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, That I, Patricia M. Shepherd have made, constituted and appointed, and by these presents do hereby make, constitute and appoint Frank J. Shepherd 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:

1208 CALIFORNIA AVENUE, KLAMATH FALLS, OR 97603 and more particularly described as follows:

Lot 8, Block 112, BUENA VISTA ADDITION to the City of Klamath Falls, in the County of Klamath, State of Oregon. ALSO the Southeasterly one-half of Lot 9, Block 112 of said BUENA VISTA ADDITION to the City of Klamath Falls, more particularly described as follows:

Beginning at the most Easterly corner of said Lot 9 and running thence in a Northwesterly direction along the Westerly line of California Avenue a distance of 25 feet; thence in a Southwesterly direction, parallel with the line between Lot 8 and 9 in said Block 112, 140 feet to the Southwesterly line of said Lot 9; thence in a Southwesterly direction 25 feet to the most Southerly corner of said Lot 9; thence in a Northeasterly direction along the line between Lot 8 and 9 of said Block 112, 140 feet to the place of beginning.

Tax Account No: 3809-029CC-03400-000

Key No:366972

With all the privileges and appurtenances thereunto belonging or in anywise appertaining, and for me and in my name toto 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 28, 2004.

Patricia M. Shepherd

STATE OF Oregon

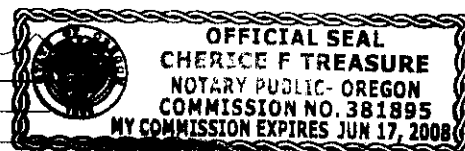
COUNTY OF Klamath

On this 28 day of December, 2004, personally appeared the above named Patricia M. Shepherd and acknowledged the foregoing instrument to be his/her voluntary act.

Before me:

Cherice J. Treasure
Cherice J. Treasure
Notary Public for Oregon
My commission expires 06-17-08

(seal)



2/10 am