

05 FEB 25 PM 3:19

MTL-68312 MS

POWER OF ATTORNEY

Arlene Blair-Raymond, et al

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to

Barbara Buenger

AFTER RECORDING RETURN TO:

Barbara Buenger

194 Alexander Avenue

Redwood City, CA 94061

NAME, ADDRESS, ZIP

State of Oregon, County of Klamath

Recorded 02/25/2005 3:19 p m

Vol M05 Pg 12536-38

Linda Smith, County Clerk

Fee \$ 3.00 # of Pgs 3

POWER OF ATTORNEY TO SELL REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, That I/wc, **Arlene Blair-Raymond, Susan Beckstead, and Wayne Fragulia** have made, constituted and appointed, and by these presents do hereby make, constitute and appoint **Barbara Buenger** my/our 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:

vacant land (Lot 1, Block 46, KFFE #1 Tepec Lane), Sprague River, OR 97639 and more particularly described as follows:

KLAMATH

Lot 1 in Block 46, FIRST ADDITION TO ~~KLAMATH~~ FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3510-027D0-04800-000

Key No: 271146

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 February 3, 2005.

SEE ALSO SIGNATURE PAGE ATTACHED HERETO AND MADE A PART HEREOF

Arlene Blair-Raymond
Arlene Blair-Raymond

STATE OF CALIFORNIA

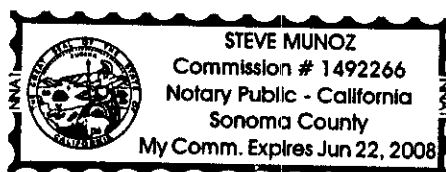
COUNTY OF SONOMA ss.

On February 7, 2005 before me, *Steve Muñoz, Notary Public* personally appeared **Arlene Blair-Raymond** personally known to me (or 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 they executed the same in their authorized capacity(~~ies~~), and that by their signatures(~~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

Steve Muñoz



3/00
aw


Wayne Fragulia


STATE OF OREGON
SS. 2/07/05 2005
COUNTY OF KLAMATH

Personally appeared the above named **Wayne Fragulia** and acknowledged the foregoing instrument to be his voluntary act.

WITNESS My hand and official seal.

(seal)





Notary Public

State of Oregon

My Commission expires: 8/9/2008

SIGNATURE PAGE


Susan Beckstead

12538

STATE OF CALIFORNIA

COUNTY OF Sonoma ^{SS.}

On February 8th, 2005, ^{Notary} before me, Lola L. Geiger - Public personally appeared Susan Beckstead personally known to me (~~or 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 they executed the same in their ~~her~~ authorized capacity(~~ies~~), and that by 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 Lola L. Geiger

