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POWER OF ATTORNEY

NOTICE: THE POWERS GRANTED BY THIS DOCUMENT ARE BROAD AND SWEEPING. THEY ARE EXPLAINED IN THE DURABLE POWER OF ATTORNEY ACT, CHAPTER XII, TEXAS PROBATE CODE. IF YOU HAVE ANY QUESTIONS ABOUT THESE POWERS, OBTAIN COMPETENT LEGAL ADVICE. THIS DOCUMENT DOES NOT AUTHORIZE ANYONE TO MAKE MEDICAL AND OTHER HEALTH-CARE DECISIONS FOR YOU. YOU MAY REVOKE THIS POWER OF ATTORNEY IF YOU LATER WISH TO DO SO.

I, JAMES M. COPELAND, of 3759 U. S. Highway 59 South, Carthage, Panola County, Texas, appoint my wife Margaret Copeland of Klamath County, Oregon, as my agent to act for me in any lawful way with respect to all of the following powers:

Real property transactions, and tangible personal property transactions relating to the purchase or sale of the following real property situated in Klamath County Oregon, to wit:

Being the property situated at 22651 Bliss Road, Sprague River Oregon, 97639, Situated Township 36, S. Range 10, Section 22, Southwest 1/4 of the Southeast 1/4, Water Well situated on Tax Lot 2000, Lot 7, Block 1, Klamath County Oregon.

Insurance transactions relating to the above described property;

Tax matters relating to the above described property.

THIS DOCUMENT SHALL BE CONSTRUED AND INTERPRETED AS A GENERAL POWER OF ATTORNEY INsofar AS IT RELATES TO THE ABOVE REAL PROPERTY and PERSONAL PROPERTY ASSOCIATED THEREWITH, AND MY AGENT (ATTORNEY IN FACT) SHALL HAVE THE POWER AND AUTHORITY TO PERFORM OR UNDERTAKE ANY ACTION I COULD PERFORM OR UNDERTAKE IF I WERE PERSONALLY PRESENT.

THIS POWER OF ATTORNEY IS EFFECTIVE IMMEDIATELY AND WILL CONTINUE UNTIL IT IS REVOKED.

This power of attorney is effective immediately and is not affected by my subsequent disability or incapacity.

I agree that any third party who receives a copy of this document may act under it. Revocation of the durable power of attorney is not effective as to a third party until the third party receives actual notice of the revocation. I agree to indemnify and hold harmless the third party for any claims that arise against the third party because of reliance on this power of attorney.

If any agent named by me dies, becomes legally disabled, resigns, or refuses to act, I name the following as successor to that agent: None.

Signed on May 13, 2005.

James M. Copeland
JAMES M. COPELAND

THE STATE OF TEXAS

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§

COUNTY OF PANOLA

This document was acknowledged before me by JAMES M. COPELAND on May 13, 2005.



Deborah G. Holcomb
Notary Public, State of Texas
Notary's Printed Name:
Deborah G. Holcomb
My Commission Expires:
10-22-08

THE ATTORNEY IN FACT OR AGENT, BY ACCEPTING OR ACTING UNDER THE APPOINTMENT, ASSUMES THE FIDUCIARY AND OTHER LEGAL RESPONSIBILITIES OF AN AGENT.

State of Oregon, County of Klamath
Recorded 05/17/05 10:25a m
Vol M05 Pg 35478
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

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