

05 JUN 22 AM 10:53

mtc-69737 TM

Vol M05 Page 46791

POWER OF ATTORNEY  
JUDY WAGNER

State of Oregon, County of Klamath  
Recorded 06/22/05 10:59 a m  
Vol M05 Pg 46791  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

to  
ROYCE G. SHAFFER

AFTER RECORDING RETURN TO:  
ROYCE G. SHAFFER

1350 McClellan Dr.  
NAME, ADDRESS, ZIP  
Klamath Falls, OR 97603

POWER OF ATTORNEY TO SELL REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, That I, JUDY WAGNER have made, constituted and appointed, and by these presents do hereby make, constitute and appoint ROYCE G. SHAFFER 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:

4644 CANNON AVENUE, KLAMATH FALLS, OR OREGON and more particularly described as follows:

Lots 7 and 8, Block 7 of ST. FRANCIS PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-002CA-06200-000

Key No: 518933

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 19 May, 2005.

Judy Wagner  
Judy Wagner

STATE OF

California

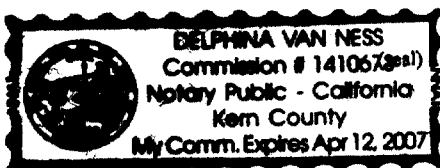
COUNTY OF

Kern

On this 19<sup>th</sup> day of May, 2005, personally appeared the above named JUDY WAGNER and acknowledged the foregoing instrument to be his/her voluntary act.

Before me:

Delphina Van Ness  
Notary Public for California  
My commission expires April 12, 2007



2/10 am