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MTC-68830 TM

POWER OF ATTORNEY
DONALD L. RICE

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State of Oregon, County of Klamath
Recorded 06/22/05 3:30 p m
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Linda Smith, County Clerk
Fee \$ 21⁰⁰ # of Pgs 1

_____ to
JANICE A. RICE

AFTER RECORDING RETURN TO:
DONALD R. RICE

2250 OLD Netarts Road
Netarts, OR 97143
NAME, ADDRESS, ZIP

POWER OF ATTORNEY TO SELL REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, That I, DONALD L. RICE have made, constituted and appointed, and by these presents do hereby make, constitute and appoint JANICE A. RICE 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:

4132 ALTAMONT DRIVE, KLAMATH FALLS, OR 97603 and more particularly described as follows:

The Easterly 197.25 feet of Lot 9, Block 6, THIRD ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-010CA-01400-000

Key No: 543380

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 May 13, 2005
Donald L. Rice

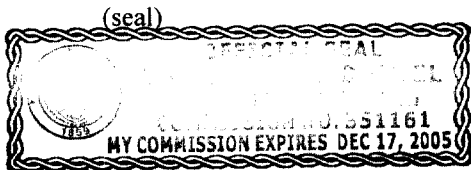
DONALD L. RICE

STATE OF Oregon
COUNTY OF Klamath

On this 13 day of May, 2005, personally appeared the above named Donald L. Rice and acknowledged the foregoing instrument to be his/her voluntary act.

Before me:

Samara L. Hagan
Notary Public for Oregon
My commission expires 12/17/05



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