

05 JUL 18 PM 3:28

MTL- 70363

POWER OF ATTORNEY

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James M. Cole

State of Oregon, County of Klamath

Recorded 07/18/05 3:20 p m

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Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

to

James D. Bruce

AFTER RECORDING RETURN TO:

AmeriTitle

354 SW Upper Terrace Drive, Suite 104

Bend, OR 97702

NAME, ADDRESS, ZIP

POWER OF ATTORNEY TO PURCHASE REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, That I, **James M. Cole** have made, constituted and appointed and by these presents do make, constitute and appoint **James D. Bruce** 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 purchase, 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:

Lot 14, Block 6, Tract 1119, Leisure Woods No. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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, as fully, to all intents and purposes as I might or could do if personally present, hereby ratifying and confirming all that my said attorney or my said attorney shall lawfully do or cause to be done by virtue hereof.

In construing this instrument and where the context so requires, the singular includes the plural.

THIS POWER OF ATTORNEY WILL EXPIRE JULY 25, 2005

Dated 7/6, 2005.

James M. Cole

STATE OF Oregon

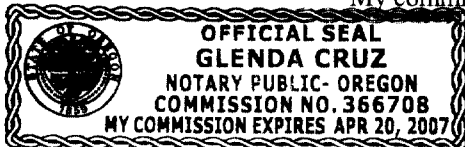
COUNTY OF Deschutes

On this 6<sup>th</sup> day of July, 2005, personally appeared the above named James M. Cole and acknowledged the foregoing instrument to be his/her voluntary act.

Before me:

Glenda Cruz  
Notary Public for Oregon  
My commission expires 4-20-2005

(seal)



2/00  
Lam