

MTC 70932 PS

RECORDING COVER SHEET

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IN THE INSTRUMENT ITSELF.

State Of Oregon, County Of Klamath

M05-62856

08/26/2005 11:00:43 AM

Of Pages 3 Fee: \$31.00

After Recording Return To:

FRANCES A. CUTHBERT
408 COPPER CREEK CIRCLE
POOLER, GA 31322

1. Name(s) of the Transaction(s):

SPECIAL POWER OF ATTORNEY TO PURCHASE REAL ESTATE

2. Direct Party (Grantor):

MICHAEL E. CUTHBERT

3. Indirect Party (Grantee):

FRANCES A. CUTHBERT

4. True and Actual Consideration Paid:

NONE

5. Legal Description:

PROPERTY IN KLAMATH COUNTY, OREGON

31
an

SPECIAL POWER OF ATTORNEY TO PURCHASE REAL ESTATE

(For use of this form see AR 27-3, the proponent of this form is SJA)

This is a MILITARY POWER OF ATTORNEY prepared pursuant to Title 10, United States Code, Section 1044b and executed by a person authorized to receive legal assistance from the military services. Federal law exempts this power of attorney from any requirement of form, substance, formality, or recording that is prescribed for powers of attorney under the law of a State, the District of Columbia, or a territory, Commonwealth, or possession of the United States. Federal law specifies that this power of attorney shall be given the same legal effect as a power of attorney prepared and executed in accordance with the laws of the jurisdiction where it is presented.

KNOW ALL MEN BY THESE PRESENTS

That I, Michael E. Cuthbert, a legal resident of the State of Florida, have made, Constituted, and appointed, and by these presents do make, constitute, and appoint Frances A Cuthbert as my true and lawful attorney-in-fact, giving and granting to my attorney-in-fact full authority and power to:

Purchase, enter into a contract for, receive, by Warranty Deed with the customary covenants, mortgage or otherwise encumber the real property located at Klamath County, Oregon

to make endorse, accept, receive, sign, seal, execute, acknowledge, and deliver any contract, mortgage, security deed, or other document, instrument, or paper necessary or convenient for the purchase of said property; to finance the purchase price of said property on these terms: for any interest rate no greater than 9% per cent per annum, for a term not less than 180 months and no more than 360 months, with at least 80% per cent of the purchase price financed, for monthly payments of principal, interest, and taxes not exceed \$1000.⁰⁰ dollars; to pay the purchase money in an amount not to exceed \$100,000.⁰⁰ dollars; to obtain insurance upon the property as required by the entity financing the purchase of the property.

FURTHER, I do authorize my attorney-in-fact to perform every act and thing whatsoever that is necessary or appropriate to accomplish the purposes for which this Power of Attorney is granted, as fully and effectually as I could if I were present; and;

EXCEPT for those powers I have intentionally, knowingly, and intelligently NOT granted by crossing-out and initialing the applicable language, and thereby expressly WITHHELD such power and authorization.

I HEREBY RATIFY all that my attorney-in-fact shall lawfully do or cause to be done by virtue of this document;

PROVIDED, however, that all business transacted hereunder for me or for my account shall be transacted in my name and that all endorsements and instruments executed by my attorney-in-fact for the purpose of carrying out the foregoing powers shall contain my name followed by that of my attorney-in-fact and the designation "attorney-in-fact."

This power of attorney shall remain in full force and effect until my death, the death of my attorney-in-fact, I revoke it, or until

24 JUNE 2005 to 24 JUNE 2006, whichever occurs first.

NOTWITHSTANDING the specified date of expiry written in the previous paragraph, if on that date I should be carried in a military status of "missing" or "missing-in-action" or "prisoner of war," then under the provisions of Title 50 Appendix, United States Code, Section 591a, this Power of Attorney shall automatically continue in full force and effect until I am no longer carried in such status.

PROVIDED, however, that if the foregoing paragraph is crossed-out, then this Power of Attorney shall expire upon the date of the expiry stated above under Title 50 Appendix, United States Code, Section 591b.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 24th day of JUNE, 2005

Michael E Cuthbert
Signature of Grantor

(L.S.)

ACKNOWLEDGMENT ON REVERSE

Signed in the presence of:

Morothy L. Andraus
Signature of Witness

Hazel Wright
Signature of Witness

ACKNOWLEDGMENT

With the United States Armed Forces)

GEORGIA
State or Country

SS:

CHATHAM
County or City

I, the undersigned official, do hereby certify that on this 24 day of June, 2005, before me personally appeared the Grantor, who is known to me to be the identical person whose name is subscribed hereto and who signed and executed the foregoing instrument; and, having first made known to the Grantor the contents thereof, the Grantor personally acknowledged to me that (s)he signed the same, on the date it bears as the Grantor's true, free, and voluntary act and deed.

R. Siplin
Signature and Seal of Notary Public

RICK SIPLIN
SGT USA
PARALEGAL NCO

My commission expires: 31 Oct 2006

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