

MTL-78830 PS

M06-00853

Klamath County, Oregon

01/17/2006 10:14:42 AM

Pages 3 Fee: \$31.00

Prepared by, recording requested by and
return to:

Name: IVA L RIDGLEY
Address: 3744 PEPPERTREE DR
City: EUGENE
State: OR 97402

**SPECIAL POWER OF ATTORNEY
FOR CLOSING REAL ESTATE TRANSACTION**
(Agent for Seller)

STATE OF OREGON
COUNTY OF LANE

KNOW ALL MEN BY THESE PRESENT, THAT I, BEVERLY RIDGLEY TIMMS, whose address is 2802 McCords Ferry Road, Eastover, South Carolina, 29044. desiring to execute a SPECIAL POWER OF ATTORNEY, hereby appoint, IVA L. RIDGLEY, of Lane County, Oregon, as my Attorney-in-Fact to act as follows, GRANTING unto my Attorney-in-Fact full power to:

To do all things necessary to close on the sale of my interest in the property described below, located in Klamath County, Oregon, with full power and authority for me and in my name to execute any and all documents necessary to effect the sale, conveyance and settlement on said property to Paradise Hill Development LLC or its assignee(s) or successor(s), including but not limited to, deeds, checks, receipts, releases, warranties, affidavits, contracts, addenda, settlement statements, all forms of commercial papers, endorsements to checks, or the like, and any such other instrument or instruments in writing of whatever kind, character and nature as may be necessary to complete the sale, transfer, and the settlement process. FURTHER GRANTING full power and authority to collect and receive any funds or proceeds of said sale in any manner which, in her sole discretion she sees fit.

The legal description of the property is as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF

I hereby ratify and confirm all that said attorney-in-fact shall lawfully do or cause to be done by virtue of this Power of Attorney and the rights and powers herein granted.

All acts done by means of this power shall be done in my name, and all instruments and documents executed by my Attorney hereunder shall contain my name, followed by that

31.00

of my attorney and the description "Attorney-in-Fact", excepting however any situation where local practice differs from the procedure set forth herein, in that event local practice may be followed. This SPECIAL POWER OF ATTORNEY shall be valid and may be relied upon by any third parties until such time as any revocation is recorded in the recorder's office of the county where the land is located.

DATED this the 29th day of December, 2005.

Beverly Ridgley Timms
Signature
Print Name: BEVERLY RIDGLEY TIMMS

State of SC

County of Richland

This instrument was acknowledged before me on 12/29/05 (date)
by Beverly Ridgley Timms (name(s) of person(s))

Donna D. McCullough
Notary Public

Print Name: Donna D. McCullough

My Commission Expires:

10/1/11

Principal Name and Address	Attorney-in-Fact Name and Address
Name: Beverly Ridgley Timms	Name: Iva L. Ridgley
Address: 2802 McCords Ferry Rd	Address: 3744 Peppertree Dr
City: Eastover	City: Eugene
State: South Carolina Zip: 29044	State: OR Zip: 97402
Phone :803-353-2309	Phone: 541-345-8802

EXHIBIT "A"

(The Ridgleys) being the owners of
the following real property described as: the Northwest Quarter of the Northwest Quarter of Section 5, Township 38
South, Range 9 East, Willamette Meridian, Clatsop County, Oregon.