

MTC-73718 DS

## POWER OF ATTORNEY

John A. Trigg, Jr.

M06-06603

Klamath County, Oregon

04/05/2006 11:08:58 AM

Pages 1 Fee: \$21.00

Marjie C. Warner

to

2175 N. Eldorado Ave apt #115  
 Klamath Falls, OR 97601-6404

## AFTER RECORDING RETURN TO:

Marjie C. Warner

2175 N. Eldorado Ave #115  
 Klamath Falls, OR 97601-6404

NAME, ADDRESS, ZIP

## POWER OF ATTORNEY TO SELL REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, That I, JOHN A. TRIGG, JR., have made, constituted and appointed, and by these presents do hereby make, constitute and appoint MARJIE C. WARNER, 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:

LOT 4 IN BLOCK 21, CHELSEA ADDITION, KLAMATH COUNTY and more particularly described as follows:

Lot 4 in Block 21, CHELSEA ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-019AD-04800-000

Key No: 433846

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 March 15, 2006

*John A. Trigg, Jr.*  
 JOHN A. TRIGG, JR.

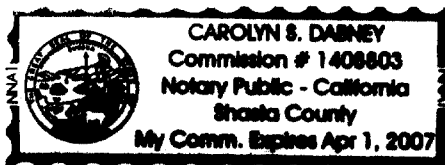
STATE OF California  
 COUNTY OF Shasta

On this 15 day of March, 2006, personally appeared the above named  
 John A. Trigg, Jr. and acknowledged the  
 foregoing instrument to be his/her voluntary act.

Before me:

(seal)

*Carolyn S. Dabney*  
 Notary Public for Shasta County  
 My commission expires 4-01-07



21.00 + 30.00 = 51.00