

MTC-73593 SH

POWER OF ATTORNEY

M06-06930

Klamath County, Oregon

04/10/2006 02:39:37 PM

Pages 2 Fee: \$26.00

JACK D. HOLMES

to

SHARON BERGER

P.O. Box 7314

Klamath Falls, OR 97602

AFTER RECORDING RETURN TO:

Sharon Berger

P.O. Box 7314, Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

POWER OF ATTORNEY TO SELL REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, That I, JACK D. HOLMES have made, constituted and appointed, and by these presents do hereby make, constitute and appoint SHARON BERGER 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:

5206 Bristol Avenue, Klamath Falls, OR 97603 and more particularly described as follows:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 April 6, 2006.

JACK D. HOLMES Sharon Berger

STATE OF Oregon

COUNTY OF Klamath

On this 6 day of April, 2006, personally appeared the above named JACK D. HOLMES and acknowledged the foregoing instrument to be his/her voluntary act.

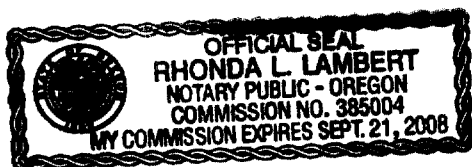
Before me:

Rhonda Lambert

Notary Public for Oregon

My commission expires Sept. 21, 2008

(seal)



26.00

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

A parcel of land known as HOMEDALE GARDEN TRACTS NO. 11 unplatted in the S1/2 of the NW1/4 of the SE1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point in the center line of a 60 foot roadway from which the quarter section corner common to Sections 11 and 14, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, bears South 89° 28' West along the said roadway center line 719.0 feet and South 0° 09' East along the North and South center line of the said Section 11 as marked on the ground by a well established fence line 1663.96 feet; and running thence from said beginning point South 0° 16' East 338.8 feet more or less to a point in the South boundary line of the said S1/2 of the NW1/4 of the SE1/4 of the said Section 11; thence South 89° 31 1/2' East along the said boundary line 128.2 feet; thence North 0° 16' West 341.0 feet, more or less to the center line of the before mentioned roadway; thence South 89° 28' West 128.2 feet more or less to the place of beginning.

EXCEPTING THEREFROM the Easterly 64.1 feet thereof.

PARCEL 2

The Westerly 5 feet of the Easterly 64.1 feet of the following described parcel:

A parcel of land known as HOMEDALE GARDEN TRACTS NO. 11 unplatted in the S1/2 of the NW1/4 of the SE1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point in the center line of a 60 foot roadway from which the quarter section corner common to Sections 11 and 14, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, bears South 89° 28' West along the said roadway center line 719.0 feet and South 0° 09' East along the North and South center line of the said Section 11 as marked on the ground by a well established fence line 1663.96 feet; and running thence from said beginning point South 0° 16' East 338.8 feet more or less to a point in the South boundary line of the said S1/2 of the NW1/4 of the SE1/4 of the said Section 11; thence South 89° 31 1/2' East along the said boundary line 128.2 feet; thence North 0° 16' West 341.0 feet, more or less to the center line of the before mentioned roadway; thence South 89° 28' West 128.2 feet more or less to the place of beginning.

Tax Account No: 3909-011DB-02200-000

Key No: 557622