

2007-017262

Klamath County, Oregon



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10/03/2007 03:30:17 PM

Fee: \$36.00

MT07074-TM

RECORDING COVER SHEET

THIS COVER SHEET HAS BEEN PREPARED
BY THE PERSON REPRESENTING THE
ATTACHED INSTRUMENT FOR RECORDING.
ANY ERRORS IN THIS COVER SHEET DO NOT
AFFECT THE TRANSACTION(S) CONTAINED
IN THE INSTRUMENT ITSELF.

After Recording, Return To:

**Lecia Lynn Dotson
3600 Buffalo Trail Road
Molt, MT 59057**

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

Lecia Lynn Dotson & Ralph Eric Dotson

Power of Attorney

2. Direct Party (Grantor):

Lecia Lynn Dotson

3. Indirect Party (Grantee):

Ralph Eric Dotson

4. True and Actual Consideration Paid:

None

5. Legal Description:

**That portion of Lot 4 lying Westerly of the Klamath FallsMalin Highway, and
that portion of the Northerly 584.1 feet of Lot 3 lying Westerly of the Klamath
FallsMalin Highway, in Section 2, Township 41 South, Range 10 East of the
Willamette Meridian, Klamath County, Oregon.**

30 AMT

Limited Power of Attorney

(with Durable Provision)

NOTICE: THIS IS AN IMPORTANT DOCUMENT. BEFORE SIGNING THIS DOCUMENT, YOU SHOULD KNOW THESE IMPORTANT FACTS. THE PURPOSE OF THIS POWER OF ATTORNEY IS TO GIVE THE PERSON WHOM YOU DESIGNATE (YOUR "AGENT") BROAD POWERS TO HANDLE YOUR PROPERTY, WHICH MAY INCLUDE POWERS TO PLEDGE, SELL OR OTHERWISE DISPOSE OF ANY REAL OR PERSONAL PROPERTY WITHOUT ADVANCE NOTICE TO YOU OR APPROVAL BY YOU. YOU MAY SPECIFY THAT THESE POWERS WILL EXIST EVEN AFTER YOU BECOME DISABLED, INCAPACITATED OR INCOMPETENT. THIS DOCUMENT DOES NOT AUTHORIZE ANYONE TO MAKE MEDICAL OR OTHER HEALTH CARE DECISIONS FOR YOU. IF THERE IS ANYTHING ABOUT THIS FORM THAT YOU DO NOT UNDERSTAND, YOU SHOULD ASK A LAWYER TO EXPLAIN IT TO YOU. YOU MAY REVOKE THIS POWER OF ATTORNEY IF YOU LATER WISH TO DO SO.

TO ALL PERSONS, be it known, that I, Lecia Lynn Dotson
of 3600 Buffalo Trail Rd, Molt, MT 59057
as Principal, do hereby make and grant a limited and specific power of attorney to Ralph Eric Dotson
of 21180 Hwy 39, Klamath Falls, OR 97603
and appoint and constitute said individual as my attorney-in-fact.

My named attorney-in-fact shall have full power and authority to undertake, commit and perform only the following acts on my behalf to the same extent as if I had done so personally; all with full power of substitution and revocation in the presence:

(Describe specific authority) AND To sign any and all documents
pertaining to the sale of the house at 21180 Hwy
39, Klamath Falls, OR 97603 Merrill, OR 97633

The authority granted shall include such incidental acts as are reasonably required or necessary to carry out and perform the specific authorities and duties stated or contemplated herein.

My attorney-in-fact agrees to accept this appointment subject to its terms, and agrees to act and perform in said fiduciary capacity consistent with my best interests as my attorney-in-fact deems advisable, and I thereupon ratify all acts so carried out.

I agree to reimburse my attorney-in-fact all reasonable costs and expenses incurred in the fulfillment of the duties and responsibilities enumerated herein.

Special durable provisions:

This power of attorney shall not be affected by subsequent incapacity of the Principal. This power of attorney may be revoked by the Principal giving written notice of revocation to the attorney-in-fact, provided that any party relying in good faith upon this power of attorney shall be protected unless and until said party has either a) actual or constructive notice of revocation, or b) upon recording of said revocation in the public records where the Principal resides. Furthermore, upon a finding of incompetence by a court of appropriate jurisdiction, this Power of Attorney shall be irrevocable until such a time as said court determines that I am no longer incompetent.

Other terms: None

Signed under seal this 30 day of January, 20 07.
Signed in the presence of:

Witness: Daren B. Johnson

Principal: Leela A. Dotson

Witness: [Signature]

State of Montana
County of Yellowstone }

On 1/30/2007 before me, Mary Purcell,
appeared Leela Lynn Dotson,

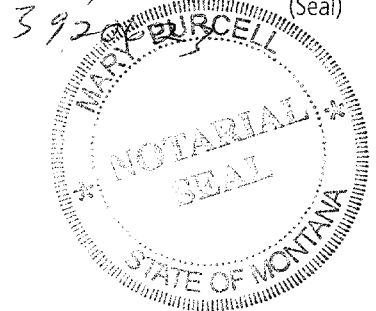
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he/~~she~~ executed the same in his/~~her~~ authorized capacity, and that by his/~~her~~ signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument. WITNESS my hand and official seal.

Signature: Mary Purcell

Mary Purcell

Comm exp 11/25/2010

Affiant Known ☒ Produced ID
Type of ID Oregon DL (Seal)



LEGAL DESCRIPTION

“EXHIBIT A”

That portion of Lot 4 lying Westerly of the Klamath Falls–Malin Highway, and that portion of the Northerly 584.1 feet of Lot 3 lying Westerly of the Klamath Falls–Malin Highway, in Section 2, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.