

2008-017023

Klamath County, Oregon

MT4067-KR

Upon recording return to:

AmeriTitle Escrow #MT4067-KR

300 Klamath Ave.

KFalls, OR 97601



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12/31/2008 11:47:19 AM

Fee: \$26.00

SPECIAL POWER OF ATTORNEY

STATE OF NEW YORK)

: ss

COUNTY OF KINGS)

KNOW ALL MEN BY THESE PRESENTS, that I, Carey E. Madden, the undersigned, of New York, New York, do hereby make, constitute, and appoint John Osborne, my true and lawful attorney-in-fact for me and in my name, place, and stead, and on my behalf, and for my use and benefit, including in my capacity as Trustee of the Christina Madden Irrevocable Trust:

1. To perform all acts necessary or, in Mr. Osborne's judgment, advisable to release that certain Deed of Trust (hereinafter described) encumbering the certain real property described as follows:

Lot 1139, RUNNING Y RESORT, PHASE 13, TRACT 1429, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3808-015CA-02300-000

Key No: 891201

The Deed of Trust means that deed of trust in the amount of \$300,000 dated March 11, 2008, recorded (on the above referenced real property) March 21, 2008, with James Christopher Madden as Grantor, Stephen J. Klarquist, Attorney at Law as Trustee, and James C. Madden and Carey E. Madden, Trustees of the Christina Madden Irrevocable Trust as Beneficiaries.

2. To perform all acts necessary or, in Mr. Osborne's judgment, advisable to create a new deed of trust, not to exceed \$300,000, for the benefit of the Christina Madden Irrevocable Trust encumbering the real property owned by James Madden described as:

RAILROAD ADDITION, BLOCK 7, LOTS 24A, 25A, 25B, 26A, 26B, 27A, 27B according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

3. I grant to such attorney-in-fact full power and authority to do, take, and perform all and every act and thing whatsoever requisite, proper, or necessary to be done, in the exercise of any of the rights and powers herein granted, as fully to all intents and purposes as I might or could do if personally present, with full power of substitution or revocation, hereby ratifying and confirming all that said attorney-in-fact, or his substitute

2011

or substitutes, shall lawfully do or cause to be done by virtue of this power of attorney and the rights and powers herein granted.

4. The rights, powers, and authority of my attorney in fact to exercise any and all of the rights and powers herein granted shall commence and be in full force and effect on December 24, 2008, and shall remain in full force and effect thereafter until December 31, 2008.

DATED: December 26, 2008.



Carey E. Madden

STATE OF _____) NEW YORK

: ss

COUNTY OF _____) KINGS

LISA ABIRAJ
Notary Public, State of New York
No. 01AB6128319
Qualified in Kings County
Commission Expires June 06, 2009

On this 26th day of December, 2008, personally appeared before me Carey E. Madden, the signer of the foregoing Special Power of Attorney, who duly acknowledged to me that she executed the same.



Notary Public

Residing in

BROOKLYN NEW YORK

My Commission Expires:

JUNE 6th 2009