



10/30/2009 12:04:35 PM

Fee: \$37.00

David J. McNiven and
Kay D. McNiven

to
Ryan David McNiven

AFTER RECORDING RETURN TO:
David J. & Kay D. McNiven
12320 Anderson
Klamath Falls, Oregon 97603

NAME, ADDRESS, ZIP

POWER OF ATTORNEY TO SELL REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, That we, David J. McNiven and Kay D. McNiven have made, constituted and appointed, and by these presents do hereby make, constitute and appoint Ryan David McNiven, 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:

2030 White Avenue, Klamath Falls, OR 97601 and more particularly described as follows:

Lot 5, Block 203, MILLS SECOND ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM that portion conveyed in Volume 2008-01533, Microfilm Records of Klamath County, Oregon being the Westerly 4.36 feet thereof of said Lot 5.

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 October 19, 2009.

David J. McNiven
David J. McNiven

Kay D. McNiven
Kay D. McNiven

STATE OF Oregon

COUNTY OF Klamath

On this 19th day of October, 2009, personally appeared the above named
David J. McNiven and Kay D. McNiven and acknowledged the
foregoing instrument to be ~~his/her~~ their voluntary act.

Before me:

Kristi L. Redd
Notary Public for Oregon
My commission expires 11/16/2011

(seal)



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