



12/13/2010 03:32:01 PM

Fee: \$37.00

Howard A. Phearson, Sr.

to

Judith A. ~~Phearson~~ Phearson

AFTER RECORDING RETURN TO:  
Howard A. Phearson, Sr.  
645 Wildland Drive  
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

### POWER OF ATTORNEY TO SELL REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, That I, Howard A. Phearson, Sr. have made, constituted and appointed, and by these presents do hereby make, constitute and appoint Judith A. Phearson 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:

1811 Calhoun Street, Klamath Falls, OR 97601 and more particularly described as follows:

Lot 7 and the W1/2 of Lot 8, Block 30 of MOUNTAIN VIEW ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 December 9, 2010.

Howard A. Phearson, Sr.

STATE OF Oregon

COUNTY OF Klamath

On this 9<sup>th</sup> day of December, 20 10, personally appeared the above named Howard A. Phearson <sup>se.</sup> and acknowledged the foregoing instrument to be his/her voluntary act.

Before me:

Notary Public for Oregon  
My commission expires 6/17/2012

(seal)



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