

2011-010055

Klamath County, Oregon



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09/02/2011 12:12:05 PM

Fee: \$42.00

**SPECIAL POWER OF ATTORNEY
FOR CLOSING REAL ESTATE TRANSACTION
(Agent for Purchaser)**

STATE OF **OREGON**
COUNTY OF **Klamath**

KNOW ALL MEN BY THESE PRESENTS, THAT I, Jim Adams, whose address is 5065 Southview Drive, Klamath Falls, OR 97603, desiring to execute a SPECIAL POWER OF ATTORNEY, hereby appoint, Mary Adams, of Klamath County, Oregon, as my Attorney-in-Fact to act as follows, GRANTING unto my Attorney-in-Fact full power to:

To do all things necessary to close on the purchase of the property described below, commonly known as 5237 Mazama Dr, Klamath Falls, OR 97603, with full power and authority for me and in my name to sign, seal, execute, acknowledge, and deliver and accept any and all documents necessary to effect the purchase and settlement on said property from the owner thereof, including but not limited to, sales contracts and addendum thereto, negotiable instruments, deeds, deeds of trust, or other instruments, disclosure statements, closing or settlement statements, etc. FURTHER GRANTING full power and authority to pay any funds for the purchase and to execute any and all documents in connection therewith, including, but not limited to notes, deeds of trust or mortgages.

The legal description of the property is as follows, to-wit: [SEE ATTACH EXHIBIT]

I hereby ratify and confirm all that said attorney-in-fact shall lawfully do or cause to be done by virtue of this Power of Attorney and the rights and powers herein granted.

All acts done by means of this power shall be done in my name, and all instruments and documents executed by my Attorney hereunder shall contain my name, followed by that of my attorney and the description "Attorney-in-Fact", excepting however any situation where local practice differs from the procedure set forth herein, in that event local practice may be followed. This SPECIAL POWER OF ATTORNEY shall be valid and may be relied upon by any third parties until such time as any revocation is recorded in the recorder's office of the county where the land is located.

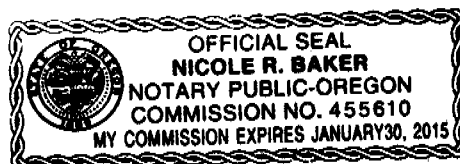
DATED this the 2 day of Sept, 20 11.

Jim Adams
Signature

Print Name: Jim Adams

STATE OF OREGON, County of Klamath)ss.

This instrument was acknowledged before me on September 2, 20 11, by Jim Adams.



Nicole R. Baker
Notary Public for Oregon

My Commission Expires: January 30, 2015

Special Power of Attorney

TO

AFTER RECORDING RETURN TO

Mary Adams
5065 Southview Drive
Klamath Falls, OR 97603

STATE OF OREGON,)
)ss.
County of _____)

I certify that the within instrument was received for record on the _____ day of _____, 20____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as document / fee / file / instrument / microfilm No. _____, Record of _____ of said County.

Witness my hand and seal of County affixed.

Name _____ Title _____

By _____, Deputy

*

- - Property Data Selection Menu - -

Owner: SHEPHERD SHERRY L

Prop ID : R558453 (Real Estate)

(255587) 5237 MAZAMA DR

Map Tax Lot: R-3909-011DC-01200-000

KLAMATH FALLS, OR 97603

Legal : WEMBLY PARK, BLOCK 1, LOT 5

Situs : 5237 MAZAMA DR

Year Built : 1972

KLAMATH FALLS, OR 97603

Living Area: 2321

Name(s) :

Code Area : 041

Sale Info :

2010 Roll Values

Deed Type : 11

RMV Land \$ 69,320 (+)

Instrument: 10-005826

RMV Improvements \$ 132,790 (+)

2010 Tax Status * No Taxes Due *

RMV Total \$ 202,110 (=)

Current Levied Taxes : 1,650.08

Total Exemptions \$ 0

Special Assessments : 24.00

M5 Net Value \$ 202,110

M50 Assd Value \$ 145,970

(AD) Alt Disp

(Y) primary

(SE) condary

(L) and/Impr

(G) en Appr

(O)wnership

(H)istory

(.) More

Enter Option from Above or <RET> to Exit: _