

1st 1765260-AF

2012-000330

Klamath County, Oregon

**RECORDING COVER SHEET**

(Per ORS 205.234 or ORS 205.244)

This cover sheet has been prepared by the person presenting the attached instrument for recording. Any errors in this cover sheet do not effect the Transaction(s) contained in the instrument itself



00112465201200003300030032

01/13/2012 02:15:03 PM  
the County Recording Office

Fee: \$47.00

**After recording return to:**

**First American Title  
404 Main St Ste 1  
Klamath Falls OR 97601**

**1) Title(s) of Transaction(s)** ORS 205.234(a)

**Special Power of Attorney**

**2) Direct Party/Grantor(s) and address** ORS 205.125(1)(b) and ORS 205.160

Rae Hopkins, 1819 Kane Street, Klamath Falls OR 97603

**3) Indirect Party/Grantee(s) and address** ORS 205.125(1)(a) and ORS 205.160

Joan Randolph, PO Box 1126, Talent OR 97540

**3a) Trustee and address, if any**

N/A

**4) True and Actual Consideration** ORS 93.030

\$N/A

**5) Send Tax Statements to:**

N/A

☐ : If this box is checked, then below applies:

If this instrument is being Re-Recorded, complete the following statement, in accordance with ORS 205.244: "Rerecorded at the request of \_\_\_\_\_ to correct \_\_\_\_\_ previously recorded in Book \_\_\_\_\_ and Page \_\_\_\_\_, or as Fee Number \_\_\_\_\_."

(Legal description if corrected is attached to included certified document of the original.)

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

File No.: 7021-1765260 (ALF)  
Date: October 19, 2011

### **SPECIAL POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS:

That **Rae Hopkins**, does hereby make, constitute and appoint **Joan Randolph** my true and lawful Attorney for me and in my name, place and stead and for my use and benefit as to that certain real property, together with any interest therein or any improvements thereon, described as follows:

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**LOT 68 OF YALTA GARDENS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.**

(a) To contract for purchase, receive and take possession thereof and of evidence of title thereto; to lease the same for any term or purpose, including leases for business, residence, and oil and/or mineral development; to sell, exchange, subdivide, grant or convey the same with or without warranty, covenant or restrictions; to mortgage, transfer in trust or otherwise encumber the same to secure payment of a note or performance of any obligation or agreement; and to accept the conveyance thereof in any form of tenancy, including but not limited to, tenants in common, tenants by the entirety and "not as tenants in common, but with right of survivorship: with any other person or persons, including property wherein my said Attorney is one of the co-tenants;

(b) To borrow money and to execute and deliver note therefore, with or without security; and to loan money and receive notes therefore with such security as he/she shall deem proper;

(c) To transact business of any kind or class and as my act and deed to sign, execute, acknowledge and deliver any deed, lease, assignment of lease, covenant, indemnity, agreement, mortgage, deed of trust, assignment of mortgage or beneficial interest under deed of trust, subdivision plat, extension or renewal of any obligation, subordination or waiver of priority, bill of lading, bill of sale, bond, note, receipt, check, evidence of debt, full or partial release of mortgage, judgment or other debt, escrow instructions, and other such instruments in writing of any kind or class as may be necessary or proper in the premises;

(d) As to any personal property and goods, wares and merchandise, checks, chooses in action and other property in possession or in action: To contract for, buy, sell, exchange, transfer, endorse and in any legal manner deal in and with the same; and to mortgage, transfer in trust, or otherwise encumber the same to secure payment of a note or performance of any obligation or agreement;

(e) This power shall not be affected by disability of the principle: All acts done by my Attorney pursuant to this power during any period of disability or incompetence or uncertainty as to whether I am dead or alive shall have the same affect and inure to the benefit of and bind me or my heirs, devisees and personal representative as if I were alive, competent and not disabled.

*ule-RK* (f) This Power of Attorney does ~~not~~ <sup>AND</sup> empower ~~or~~ <sup>authorizes</sup> my said Attorney to negotiate or otherwise *Attull* receive the net proceeds due to me in the case of a sale of my property.

GIVING AND GRANTING unto my said Attorney full power and authority to do and perform all and every act and thing whatsoever requisite, necessary or appropriate to be done in and about the premises as fully to all intents and purposes as I might or could do if personally present, hereby ratifying all that my said Attorney shall lawfully do or cause to be done by virtue of these presents. When the context so requires, the masculine gender includes feminine or neuter, and the singular number includes the plural.

This Power of Attorney expires **SIX (6)** months from the date hereof.

Dated this 21<sup>st</sup> day of OCTOBER, 20 11.

*Rae Hopkins*  
\_\_\_\_\_  
Rae Hopkins

*ule-RK* PROVINCE

STATE OF BRITISH COLUMBIA )  
County of CANADA ) ss.

This instrument was acknowledged before me on this 21<sup>st</sup> day of October, 20 11,  
by **Rae Hopkins**.

*Wendy L. Everson*  
\_\_\_\_\_  
Notary Public for BRITISH COLUMBIA  
My commission expires: N/A

Wendy L. Everson  
#307 - 2453 Beacon Ave  
Sidney BC V8L 1X7  
Barrister & Solicitor

