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2012-002014
Klamath County, Oregon



02/24/2012 01:47:02 PM

Fee: \$37.00

SPECIAL POWER OF ATTORNEY

THIS IS A MILITARY POWER OF ATTORNEY PREPARED AND EXECUTED PURSUANT TO TITLE 10, UNITED STATES CODE, SECTION 1044B, BY A PERSON AUTHORIZED TO RECEIVE LEGAL ASSISTANCE FROM THE MILITARY SERVICES. FEDERAL LAW EXEMPTS A MILITARY POWER OF ATTORNEY FROM ANY REQUIREMENT OF FORM, SUBSTANCE, FORMALITY OR RECORDING THAT IS PROVIDED FOR POWERS OF ATTORNEY BY THE LAW OF ANY STATE, COMMONWEALTH, TERRITORY, DISTRICT OR POSSESSION OF THE UNITED STATES. FEDERAL LAW SPECIFIES THAT A MILITARY POWER OF ATTORNEY SHALL BE GIVEN THE SAME LEGAL EFFECT AS A POWER OF ATTORNEY PREPARED AND EXECUTED IN ACCORDANCE WITH THE LAWS OF THE JURISDICTION WHERE IT IS PRESENTED.

KNOW ALL PERSONS, that I, NICHOLE L. JAMES, a legal resident of FLORIDA and presently residing at PSC 80 BOX 11774, APO AP 96367, desiring to execute a SPECIAL POWER OF ATTORNEY, do hereby appoint JOHAN DEUTSCHER, whose address is 1601 FAIRMOUNT ST., KLAMATH FALLS, OR 97601, as my Attorney-in-Fact to act as follows, GRANTING unto my said Attorney full power to:

Purchase, enter upon, and take possession of property located at 5225 BURGDORF ROAD, BONANZA, OR 97623, together with all improvements thereon, in my name and for an amount he/she, in the exercise of sound judgment, deems best and not to exceed \$305000 (Three Hundred Five Thousand Dollars and Zero Cents). Sign any notes, mortgages, applications for financing and insurance policies, and to do any and all acts necessary for the purchase of this property, to include all actions necessary to secure a loan for the purchase of this property.

TERMINATION: It is my specific intent that this document shall survive my mental or physical incapacity. As such, this document is a DURABLE Power of Attorney. This Durable Power of Attorney shall become null and void the 23rd day of January, 2013, unless I should become mentally or physically incapacitated before said date. If I become mentally or physically incapacitated before said date, as determined by a physician licensed to practice medicine, this Durable Power of Attorney shall remain in full force and effect until I am no longer incapacitated, regardless of said date, or I die.

Notwithstanding my insertion of a specific expiration date herein, if on the above specified expiration date I shall be, or have been, carried in a military status of "missing," "missing-in-action," or "prisoner of war," then this power of attorney shall automatically remain valid and in full effect until sixty (60) days after I have returned to United States Military control following termination of such status.

IN WITNESS WHEREOF, I have hereunto set my hand this 24th day of January, 2012.

Nichole L James
NICHOLE L. JAMES

WITH THE ARMED FORCES AT KADENA AIR BASE, 18 WG/JA, OKINAWA, JAPAN

On this 24th day of January 2012, I, a paralegal, authorized the general powers of a Notary Public under the provisions of Title 10, United States Code, Section 1044a, certify that the person whose name is signed to this instrument is within the class defined by Title 10, United States Code, Section 1044, did personally appear before me and, after the contents of this instrument had been read and explained, did sign this instrument and acknowledge doing so freely and voluntarily for the uses, purposes, and considerations set forth above.

Nicholas H. Warden
NICHOLAS H. WARDEN, SRA, KADENA LAW CENTER, 18 WG/JA, USAF



NICHOLAS WARDEN, SRA USAF
Paralegal
NOTARY BY FEDERAL STATUTE
10 U.S.C. 1044a
in accordance with AFI 51-504