

Returned to County

AFTER RECORDING RETURN TO:

Parks & Ratliff, P.C.
620 Main Street
Klamath Falls OR 97601

GRANTOR'S NAME AND ADDRESS:

James A. DeVoy & Josephine DeVoy
2581 Emmons Avenue
Rochester Hills, MI 48307-4717

GRANTEE'S NAME AND ADDRESS:

Jack Juhl
1551 Stardust Way
Medford, OR 97504

SEND TAX STATEMENTS TO:

Jack Juhl
1551 Stardust Way
Medford, OR 97504

Re-recorded to attach Power of Attorney on
Document 2012-008600

BARGAIN AND SALE DEED

JAMES A. DeVOY and JOSEPHINE DeVOY hereinafter referred to as grantor, conveys to **JACK JUHL**, hereinafter referred to as grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

All of lot 4 and the South 1/2 of Lot 5, Block 1, RIVERVIEW 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 to the State of Oregon, by and through its State Highway Commission, by Deed recorded October 20, 1967, in Volume M67, page 8167, Microfilm Records of Klamath County, Oregon

The true and actual consideration paid for this transfer is the assumption and payment of the underlying obligation for this property.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument this 1st day of August, 2012.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED

2012-008600

Klamath County, Oregon



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Fee: \$42.00

2012-011052

Klamath County, Oregon

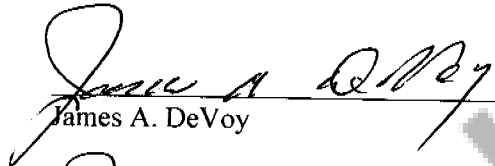


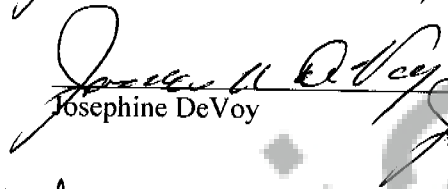
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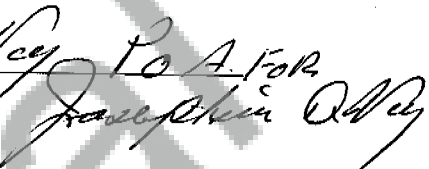
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Fee: \$52.00

USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRY ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.


James A. DeVoy



Josephine DeVoy

 P.O.A. For Josephine DeVoy

STATE OF MICHIGAN; County of Oakland) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 1st day of August, 2012, by James A. DeVoy and Josephine DeVoy.

ROBERT A STOCKOSKI
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF OAKLAND
My Commission Expires Jan. 7, 2018
Acting in the County of Oakland


NOTARY PUBLIC FOR MICHIGAN
My Commission expires: 1-7-2018

Oakland

GENERAL DURABLE POWER OF ATTORNEY

I, JOSEPHINE DeVOY, of the City of Rochester Hills, County of Oakland, State of Michigan, hereby appoint my Husband, JAMES A. DeVOY of the City of Rochester Hills, County of Oakland, State of Michigan, as my attorney-in-fact (herein called my agent) with the following powers to be exercised in my name and for my benefit:

1. General Grant of Power. To exercise or perform any act, power, duty, right or obligation whatsoever that I now have or may hereafter acquire, relating to any person, matter, transaction or property, real or personal, tangible or intangible, now owned or hereafter acquired by me, including, without limitation, the following specifically enumerated powers, I grant to my agent full power and authority to do everything necessary in exercising any of the powers herein granted as fully as I might or could do if personally present, with full power of substitution or revocation, hereby ratifying and confirming all that my agent shall lawfully do or cause to be done by virtue of this power of attorney and the powers herein granted;

2. Collection Powers. To forgive, request, demand, sue for, recover, collect, receive, hold all such sums of money, debts, dues, commercial paper, checks, drafts, accounts, deposits, legacies, bequests, devises, notes, interests, stock certificates, bonds, dividends, certificates of deposit, annuities, pension, profit sharing, retirement, social security, insurance and other contractual benefits and proceeds, all documents of title, all property, real or personal, intangible or tangible property and property rights and demands whatsoever, liquidated or unliquidated, now or hereafter owned by, or due, owing, payable or belonging to, me or in which I have or may hereafter acquire an interest; to have, use, and take all lawful means and equitable and legal remedies and proceedings in my name for collection and recovery thereof, and to adjust, sell, compromise, and agree for the same, and to execute and deliver for me, on my behalf, and in my name, all endorsements, releases, receipts, or other sufficient discharges for the same;

26. Substitute Agent. In the event my Husband is unable to act on my behalf, then and in that event, I nominate my daughter, Antionette M. Brown.

I have signed and delivered this General Durable Power of Attorney this 30th day of March, 2011.

By: Josephine DeVoy
JOSEPHINE DeVOY

STATE OF MICHIGAN)
)ss
COUNTY OF OAKLAND)

On this 30th day of March, 2011 before me, a Notary Public, personally appeared JOSEPHINE DeVOY who executed the above General Durable Power of Attorney, and acknowledged the same to be her free act and deed.

Matthew C. Brown
MATTHEW C. BROWN, Notary Public
Oakland County, Michigan
My Commission Expires: May 15, 2014

Drafted by:
MATTHEW C. BROWN
Attorney at Law
2525 S. Telegraph Rd., Suite 100
Bloomfield Hills, MI 48302
(248) 454-1120