

mtc 95587-ms

RECORDING COVER SHEET

THIS COVER SHEET HAS BEEN PREPARED
BY THE PERSON REPRESENTING THE
ATTACHED INSTRUMENT FOR RECORDING.
ANY ERRORS IN THIS COVER SHEET DO NOT
AFFECT THE TRANSACTION(S) CONTAINED
IN THE INSTRUMENT ITSELF.

2013-003855

Klamath County, Oregon

04/11/2013 11:42:07 AM

Fee: \$42.00

After Recording, Return To:

Brian C. Mounts

5639 Cottage Avenue

Klamath Falls, OR 97603

1. Name(s) of the Transaction(s):

Special Power of Attorney for Closing Real Estate Transaction

2. Direct Party:

Flor A. Mounts

3. Indirect Party:

Brian C. Mounts

4. True and Actual Consideration Paid:

n/a

**5. Legal Description: Tract 82, PLEASANT HOME TRACTS #2, according
to the official plat thereof on file in the office of the County Clerk, Klamath
County, Oregon**

42 Amt

**SPECIAL POWER OF ATTORNEY
FOR CLOSING REAL ESTATE TRANSACTION**

(Agent for Purchaser)

STATE OF OREGON

COUNTY OF Klamath

KNOW ALL MEN BY THESE PRESENT, THAT I Flor A. Mounts, whose address is 5513 Glenridge Way, Klamath Falls, Oregon, desiring to execute a SPECIAL POWER OF ATTORNEY, hereby appoint, Brian C. Mounts, 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

5639 COTTAGE AVE., 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:

5639 COTTAGE AVE., KLAMATH FALLS, OR 97603

TRACT 82, PLEASANT HOME TRACTS # 2

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 30 day of March, 2013.

Flor A. Mounts

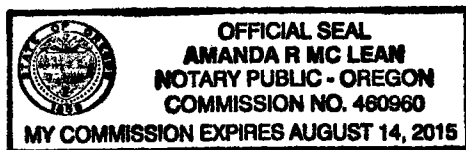
Signature

Print Name: FLOR MOUNTS

STATE OF Oregon

COUNTY OF Klamath

On this 30 day of March, in the year 2013, before me personally appeared Flor A. Mounts, known to me (or proved to me on the oath of Oregon Drivers License) to be the person who is described in, and who executed the within instrument and acknowledged to me that she (he/she) executed the same.



Amanda McLean

Notary Public

Printed Name: Amanda McLean

My Commission Expires:

August 14 2015