

**2013-005974****Klamath County, Oregon**

05/28/2013 04:06:26 PM

Fee: \$47.00

Prepared by, recording requested by  
and return to:

Name: Lewis R Morgan

Company:

Address: 16369 SW Westwind Ln

City: Beaverton

State: OR

Zip Code: 97007

Phone: 503-358-6002

Fax: 503-848-2102

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

(Agent for Purchaser)

**STATE OF WASHINGTON****COUNTY OF Ferry**KNOW ALL MEN BY THESE PRESENT, THAT I **Lewis Rudolph; Morgan,**

whose address is **1374 Townsend Ave Orient, Washington, 99160 (Zip)**, desiring to execute a **SPECIAL POWER OF ATTORNEY**, hereby appoint, **Lewis Randolph (Randy) Morgan**, of **Washington 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 **152674 Long Prairie Court, La Pine OR. 97739**, 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 the execute any and all documents in connection therewith, including, but not limited to notes, deeds of trust or mortgages.

Return to:  **AmeriTitle**

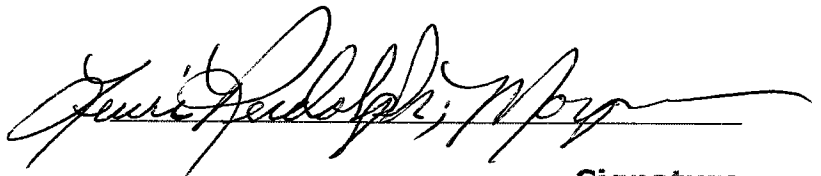
The legal description of the property is as follows, to-wit:

**Lot 4, Block 1, OLD HOWARD RANCH ESTATES, TRACT 1048, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

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 5 day of April , 2013.



**Signature**

**Print Name:** Lewis Rudolph; Morgan

STATE OF Oregon

COUNTY OF Washington

On this 8<sup>th</sup> day of May, in the year 2013, before me personally appeared Lewis Rudolph; Morgan, known to me (or proved to me on the oath of Drivers License Morgan 5064) to be the person who is described in, and who executed the within instrument and acknowledged to me that Lewis Rudolph; Morgan (he/she) executed the same.



*Staci Wauer*

Notary Public

Printed Name:

*Staci Wauer*

My Commission Expires:

12/11/15

Principal Name and Address		Attorney-in-Fact Name and Address	
Name: Lewis Rudolph; Morgan		Name: Lewis Randolph (Randy) Morgan	
Address: 1374 Townsend Ave		Address: 16369 SW Westwind Ln	
City: Orient		City: Beaverton	
State: WA	Zip: 99160	State: OR	Zip: 97007
Phone: 509-680-2035		Phone: 503-358-6002	