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POWER OF ATTORNEY TO SELL REAL ESTATE

AmeriTitle MTC 0931301

2013-012796 Klamath County, Oregon 11/15/2013 01:01:35 PM Fee: \$37.00

WILLIAM JAMES HODGES P.O. Box 60344 MIDLAND, TEXAS 79711 To VALERIE CULLERS 711 Hillside Ave. Klamath Falls, OR 97601

SPACE RESERVED FOR RECORDERS USE

After recording, return to (Name and Address): Valerie Cullers 5113 So. 6th ST., Suite C Klamath Falls, OR 97603

*ORS 205 requires the first page of a recorded document to show the names and addresses of all parties. Use Stevens-Ness Form No. 1256, Cover Sheet for Instrument to be Recorded, if you need additional space.

KNOW ALL BY THESE PRESENTS that I, WILLIAM JAMES HODGES

do hereby make, constitute and appoint VALERIE CULLERS, have made, constituted and appointed, and by these presents as my true and lawful attorney for me and in my name, place and stead, and for my use and benefit to sell and convey to any party or parties at such price or prices and upon such terms as shall seem equitable, all or any portion of the following described real property situated, lying and being in the county of Klamath in the state of OREGON and more particularly described, as follows (legal description of property):

711 Hillside Ave., Klamath Falls, Oregon LOMA LINDA HEIGHTS Lot 7

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

with all the privileges and appurtenances thereunto belonging or in any way appertaining, and for me and in my name to make out, execute, acknowledge and deliver proper deeds of conveyance of the same with or without covenants of seisin, freedom from encumbrances and warranty.

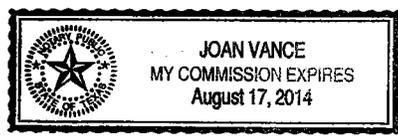
GIVING AND GRANTING unto my attorney full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done in and about the premises, as fully to all intents and purposes as I might or could do if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that my attorney shall lawfully do or cause to be done by virtue of these presents.

In construing this instrument, where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, I have signed this instrument on 5-16-13

x WJ Hodges

STATE OF TEXAS, County of MIDLAND ss. This instrument was acknowledged before me on MAY 16, 2013 by WILLIAM JAMES "W. J." HODGES



Notary Public for Oregon TEXAS My commission expires

37.00