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**POWER OF ATTORNEY
TO SELL REAL ESTATE**

AmeriTitle
MTC 9931301

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.

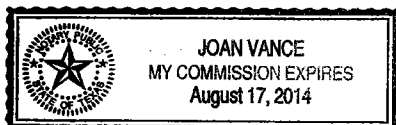
In construing this instrument, where the context so requires, the singular includes the plural.

 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**



Joan Vance
Notary Public for Oregon **TEXAS**

My commission expires _____

37.00

PUBLISHER'S NOTE: Use of this form in connection with real estate may subject the user to real estate licensing requirements. To avoid the need to comply with those requirements: 1) record this form in the county or counties where the real estate is located; 2) specify the address(es) of the property to be managed, controlled, and/or sold; and 3) state that the agent, in dealing with the real property, may not receive any compensation that would require the agent to be licensed under ORS 696 or other applicable law.