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AFTER RECORDING, RETURN TO:

William M. Ganong
Attorney at Law
514 Walnut Avenue
Klamath Falls OR 97601

FROM:

James F. McBain and Dale I. McBain

TO:

Quintin D. McBain
8303 Rocking Horse Lane
Klamath Falls OR 97603

POWER OF ATTORNEY TO SELL REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, That we, James F. McBain, and Dale I. McBain, have made, constituted, and appointed, and by these presents do hereby make, constitute, and appoint Quintin D. McBain as our true and lawful attorney for us and in our name, place, and stead, and for our use and benefit to sell and convey to any party or parties at such price or prices and upon such terms as he determines, all or any portion of the following-described real property situated, lying, and being in the county of Klamath, and in the state of Oregon and more particularly described as follows, to-wit:

Parcel No. 1: A portion of Tract 10 of the re-subdivision of Tract 25 to 21 inclusive, ALTAMONT RANCH TRACTS, more particularly described as follows: Beginning at the SE $\frac{1}{4}$ corner of Tract 10, which point is the intersection of the East line of Tract 10 and the North line of the right of way of the Great Northern Railway as more particularly described in deed recorded in Volume 92 at page 605 Deed Records of Klamath County, Oregon; thence North along the East line of Tract 10, 449.27 feet more or less; thence West 500 feet more or less; thence South 24 feet more or less to the North right of way line of the Great Northern Railway; thence Southeasterly along the said North line of the Great Northern Railway 680 feet more or less to the point of beginning.

Klamath County Map Tax Lot No. R-3909-015BA-00900-000 and Property ID No. R578495

Parcel No. 2: Real property in Klamath County, Oregon more particularly described in that certain document recorded on November 14, 1977 in Volume M77 at Page 22135 of the Deed Records of the Clerk of Klamath County, Oregon.

Klamath County Map Tax Lot No. R-3711-00100-00300-000 and Property ID No. R381535

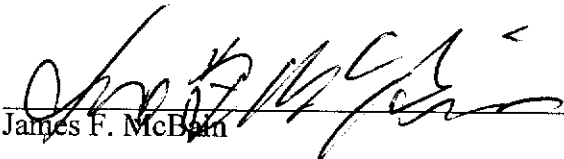
Parcel No. 3: Real property in Klamath County, Oregon more particularly described in that certain document recorded on November 14, 1977 in Volume M77 at Page 22135 of the Deed Records of the Clerk of Klamath County, Oregon.

Klamath County Map Tax Lot No. R-3711-00100-00200-000 and Property ID No. R381544

with all the privileges and appurtenances thereunto belonging or in any way appertaining, and for us and in our names 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 our 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 we might or could do if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that our attorney shall lawfully do or cause to be done by virtue of these presents. In addition to doing and performing all acts required to consummate the sale of said real property, our attorney-in-fact shall also have full power and authority to institute, prosecute, and complete any and all land use applications and permits including, but not limited to, lot line adjustments, variances, conditional use permits, and site plans that our attorney-in-fact deems appropriate for the development, marketing, and sale of said real property.

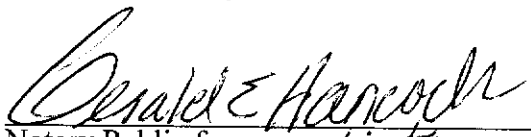
In construing this instrument and where the context so requires, the singular includes the plural.


James F. McBain

STATE OF Washington, County of San Juan) ss.

SIGNED AND SWORN TO before me on July 12, 2016 by James F. McBain.




Notary Public for Washington
My commission expires: Jan. 3 2020

Dale I. McBain
Dale I. McBain

STATE OF WASHINGTON, County of San Juan) ss.

SIGNED AND SWORN TO before me on July 20, 2016 by Dale I. McBain.



Gerald E Hancock
Notary Public for Washington
My commission expires: Jan. 3, 2020