

2016-010646

Klamath County, Oregon

BA

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED



00193348201600106460010014

10/07/2016 09:05:09 AM

Fee: \$42.00

**POWER OF ATTORNEY  
TO SELL REAL ESTATE**

Steven Eric Nelson &  
Lynn Louise Ramirez

To  
David Michael Ramirez

SPACE RESERVED  
FOR  
RECORDER'S USE

After recording, return to (Name and Address):

Steven E. Nelson  
1271 Trout Gulch Rd  
Aptos, CA 95003

I, Steven Eric Nelson & Lynn Louise Ramirez  
hereby appoint David Michael Ramirez  
as my true and lawful attorney in fact ("my attorney"), to act 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 in Klamath County, State of OREGON  
described as follows (legal description of property):

Lot 20, Block 2 of First Addition to Kelene Gardens,  
According to the official plat thereof on file in the  
office of the county clerk of Klamath County,  
Oregon.

3845 Bartlett, Klamath Falls, Oregon

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

with all the rights and obligations attached thereto, and in my name to execute a deed or deeds of conveyance of the same with or without those rights and obligations and warranty.

I hereby give to my attorney full power and authority to do each and every act and thing as specified herein, as fully as I might or could do if personally present, hereby ratifying and confirming all that my attorney shall lawfully do or cause to be done by virtue hereof.

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

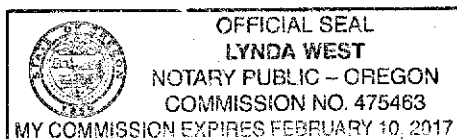
I have signed this instrument on August 9, 2016

*[Signature]*

*[Signature]*

STATE OF OREGON, County of Klamath ) ss.

This instrument was acknowledged before me on August 9, 2016  
by Steven Eric Nelson and Lynn Louise Ramirez



*[Signature]*  
Notary Public for Oregon

My commission expires 2-10-17

David Ramirez  
Returned at Counter