

POWER OF ATTORNEY

Mary M. Coucher

AmeriTitle
MTC171843 AM

2017-009917
Klamath County, Oregon
09/01/2017 01:26:00 PM
Fee: \$42.00

to

Fred Wade

AFTER RECORDING RETURN TO:

Fred Wade

622 Conger Ave.

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

POP

POWER OF ATTORNEY TO PURCHASE and/or MORTGAGE REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, That I, **Mary M. Coucher**, have made, constituted and appointed, and by these presents do make, constitute and appoint **Fred Wade**, my true and lawful attorney in fact ("my attorney"), for me and in my name, place and stead and for my use and benefit, to: Execute any and all documents necessary to purchase, mortgage, and hypothecate, including but not limited to deeds, contracts, earnest money agreements, escrow instructions, miscellaneous lender-originated documents, and to receive and to disburse any and all funds CONCERNING the following described property:

400 1/2 Conger Avenue, Klamath Falls, OR 97601 and more particularly described as follows:

A tract of land situated in Lot 8 of Section 32, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at the intersection of the center of Conger Avenue and Main Street, according to the recorded plat of the survey of Conger Avenue on record in Plat Book 2 at page 2 in the Office of the County Clerk of Klamath County, Oregon, taking the center of Main Street as North 66° 42' East; thence North 19° 48' West, 465.5 feet; thence North 42° 18' West, 159.33 feet; thence South 49° 30' West 17.5 feet; thence South 49° 30' West, 125.0 feet; thence South 42° 18' East, 15.0 feet; thence South 49° 30' West 46 feet to the true point of beginning; thence South 49° 30' West, to the East or left bank of Link River; thence North 73° West upstream along the East or left bank of said Link River to the North boundary of the property described in the Deed of J.G. Pierce to B. St. George Bishop dated October 29, 1904, and recorded December 22, 1904 in Book 17 of Deeds, at page 4, in the Office of the County Clerk of Klamath County, Oregon; thence North 49° 30' East to a point from which the point of beginning bears South 42° 18' East, 105.8 feet; thence South 42° 18' East 105.8 feet to the point of beginning.

Together with an easement for driveway purposes dated August 20, 1956 and recorded September 7, 1956 in Volume 286, page 402, Deed Records of Klamath County, Oregon.

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, as fully, to all intents and purposes as I might or could do if personally present, hereby ratifying and confirming all that my attorney or my attorney shall lawfully do or cause to be done by virtue hereof.

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

Dated August 10, 2017.

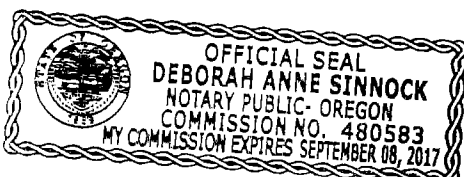
Mary M Coucher
Mary M. Coucher

STATE OF OR

COUNTY OF KLAMATH

On this 10th day of Aug, 2017, personally appeared the above named Mary M. Coucher and acknowledged the foregoing instrument to be his/her voluntary act.

Before me:



Debbie Sinnock
Notary Public for Klamath Co.
Exp. 9-8-17