

Lyn Dixon

2018-008839

Klamath County, Oregon

07/25/2018 03:29:01 PM

Fee: \$82.00

to

Charlene Rae Rajnus

AFTER RECORDING RETURN TO:

Lyn Dixon

97189 Eagle Lane,

Yulee, FL 32097

NAME, ADDRESS, ZIP

POS

## POWER OF ATTORNEY TO SELL REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, That I, Lyn Dixon have made, constituted and appointed, and by these presents do hereby make, constitute and appoint Charlene Rae Rajnus 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 sell and convey, 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:

2512 White Ave, Klamath Falls, OR 97601 and more particularly described as follows:

Lot 6 in Block 306 of DARROW ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPT that portion recorded in Book 126 at Page 587, Deed Records of Klamath County, Oregon, described as follows:

Beginning at the Northeast corner of Lot 6; thence South 120 feet along the lot line to the Southeast corner of Lot 6; thence West 4.7 feet; thence North 2° 15' East, 120 feet to the point of beginning.

with all the privileges and appurtenances thereunto belonging or in anywise 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 or my attorney's substitute or substitutes shall lawfully do or cause to be done by virtue of these presents.

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

Dated 6-14-18.

Lyn Dixon  
Lyn Dixon

STATE OF Oregon  
COUNTY OF Klamath

On this 14 day of June, 2018, personally appeared the above named Lyn Dixon and acknowledged the foregoing instrument to be his/her voluntary act.

Before me: Lisa Legget Weatherby  
Lisa Legget Weatherby  
Notary Public for Oregon  
My commission expires 10/19/19

