

POWER OF ATTORNEY

Angela Beran and Mark Beran

3329 Hacienda Way,

Antioch, CA 94509

to

Jamie Beran

10430 Alta Sierra Dr.

Grass Valley Ca. 95949

AFTER RECORDING RETURN TO:

AmeriTitle, LLC

300 Klamath Ave.

Klamath Falls, OR 97601

POWER OF ATTORNEY TO PURCHASE and/or MORTGAGE REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, That I, Angela Beran and Mark Beran, have made, constituted and appointed, and by these presents do make, constitute and appoint Jamie Beran 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:

47640 E Highway 140, Bly, OR 97622 and more particularly described as follows:

PARCEL 1:

The W1/2 of the NW1/4 of NW1/4 of Section 20, Township 36 South, Range 13 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

PARCEL 2:

The E1/2NW1/4NW1/4 of Section 20, Township 36 South, Range 13 East of the Willamette Meridian, in the County of Klamath, State of Oregon, EXCEPTING THEREFROM the East 165 feet thereof.

ALSO EXCEPTING THEREFROM that portion conveyed by Warranty Deed recorded March 7, 1990 in M90, page 4316 described as follows:

A parcel of land situated in the NW1/4 NW1/4 of Section 20, T36S R13E, W.M., Klamath County, Oregon being more particularly described as follows:

Beginning at a point on the Southerly right of way line of Highway 140 from which the Northwest Corner of said Section 20 bears N71°27'32"W, 1228.33 feet; thence S00°29'31"W parallel with and 165 feet West, when measured at right angles, of the East line of said NW1/4 NW1/4, 525.00 feet to a 5/8" iron pin; thence West 148 feet to a 5/8" iron pin; thence N00°29'31"E, 383.08 feet more or less, to a point on said Southerly right of way line; thence Northeasterly on said Southerly right of line on curve to the right, 206 feet more or less to the point of beginning.

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 Feb 4, 2021

Angela Beran
Angela Beran

Mark Beran
Mark Beran
Beran AB
MAD

STATE OF Calif
COUNTY OF Contra Costa

On this 4th day of Feb, 20 21, personally appeared the above named Angela Beran + Mark Beran and acknowledged the foregoing instrument to be his/her voluntary act.

Before me:

[Signature]
Notary Public for Calif Contra Costa Co
My commission expires 1/3/2022

