

470321079406

RECORDING REQUESTED BY:



300 Klamath Ave
Klamath Falls, OR 97601

PRINCIPAL:

Joaquin Francisco Valdez

ATTORNEY IN FACT:

Heidi Thompson-Valdez

AFTER RECORDING RETURN TO:

Joaquin Francisco Valdez and Heidi Thompson-Valdez
C/O Ticor Title
180 Lithia Way Ste 101
Ashland, OR 97520

2021-018508

Klamath County, Oregon

12/14/2021 02:33:01 PM

Fee: \$92.00

TICOR TITLE

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**SPECIAL POWER OF ATTORNEY
(SALE AND CONVEYANCE OF SPECIFIC REAL PROPERTY)**

I, Joaquin Francisco Valdez, the undersigned principal, hereby constitute and appoint Heidi Thompson-Valdez, as my Attorney in Fact to act in my name, place and stead, and for my use and benefit as if I were personally present, in the following respects:

To perform every act necessary and requisite to negotiate, agree to and consummate, on whatever terms my Attorney in Fact deems appropriate, the sale or conveyance, or both, of the real property described below, including without limitation the review, approval, acceptance, execution or delivery of any escrow instructions, any contract, any deed, any carry back financing document, any other document required from me by the buyer, buyer's lender, if any, any escrow agent, any title insurer or any other party affiliated with the transaction or any other document required for me that relates to the transaction.

The real property to which this Power of Attorney relates is premises located at 132 Mountain View Boulevard, Klamath Falls, OR 97601-1538 and is described as follows:

See Exhibit A

I give and grant to my above named Attorney in Fact the authority to perform every act necessary and requisite to accomplish the purposes of this Power of Attorney, and I hereby ratify and confirm every act that my Attorney in Fact does or causes to be done by reason of this Power of Attorney.

This Power of Attorney shall be of no further effect after **ONE (1) YEAR** from the date of its execution. This Power of Attorney shall not be diminished or affected by my subsequent disability or incapacity and shall continue in full force and effect for its stated term, unless I revoke or terminate it sooner in writing.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: November 23, 2021



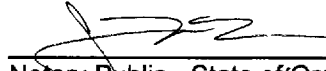
Joaquin Francisco Valdez

**SPECIAL POWER OF ATTORNEY
(SALE AND CONVEYANCE OF SPECIFIC REAL PROPERTY)**

(continued)

State of Montana
County of Lewis and Clark

This instrument was acknowledged before me on November 23, 2021 by Joaquin Francisco Valdez..


Notary Public - State of ~~Oregon~~ Montana

My Commission Expires: 12/28/2022

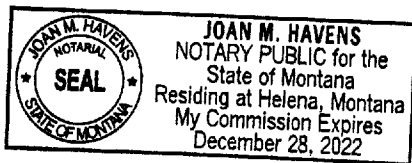


EXHIBIT A

Order No.: 470321079406

Lots 23 and 24 in Block 2, TRACT 1145, NOB HILL, a Resubdivision of portions of Nob Hill, Irvington Heights, Mountain View Addition and Eldorado Heights, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.