

POWER OF ATTORNEY

Frank Edward James
1709 N. Eldorado Ave.
Klamath Falls, OR 97601

To

Colleen Yvette James
1709 N. Eldorado Ave.
Klamath Falls, OR 97601

AFTER RECORDING RETURN TO:

Frank Edward James
1709 N. Eldorado Ave.
Klamath Falls, OR 97601

POWER OF ATTORNEY TO PURCHASE and/or MORTGAGE REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, That I, Frank Edward James, have made, constituted and appointed, and by these presents do make, constitute and appoint Colleen Yvette James 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:

1709 N Eldorado Ave., Klamath Falls, OR 97601 and more particularly described as follows:

A parcel of land situated in Block 24 ELDORADO HEIGHTS 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 being more particularly described as follows:

Beginning at the most Westerly corner of said Block 24; thence South 49°50' East along the Southwesterly boundary of said Block 24 a distance of 55.0 feet to the beginning of a curve, the radius of which is 756.78 feet, which curve forms a portion of the Southwest boundary of said Block 24; thence Southeasterly along the arc of the curve of said Southwest boundary a distance of 222.5 feet to the true point of beginning; thence continuing Southeasterly along the arc of the curve of said Southwest boundary, 71.4 feet; thence North 61°48' East along the extended radius of said curve, 110.0 feet; thence Northwesterly along the arc of a curve parallel to and 110.0 feet distant from said Southwesterly boundary a distance of 81.95 feet; thence South 57°03' West along the extended radius of said curve, 110.0 feet more or less to the true 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.

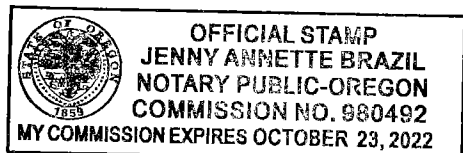
Dated 11/18/2022.

Frank Edward James
Frank Edward James

STATE OF Oregon
COUNTY OF Klamath

On this 18 day of January, 2022, personally appeared the above named Frank Edward James and acknowledged the foregoing instrument to be his voluntary act.

Before me:



[Signature]
Notary Public for Oregon
My commission expires 10/23/2022