

RECORDING REQUESTED BY:



1777 SW Chandler Ave., Suite 100
Bend, OR 97702

2022-010036

Klamath County, Oregon

08/17/2022 02:25:01 PM

Fee: \$87.00

PRINCIPAL:

Jed Cohen

ATTORNEY IN FACT:

Paulina Cohen

AFTER RECORDING RETURN TO:

Paulina Cohen and Jed Cohen
61870 Ward Road
Bend, OR 97702

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**SPECIAL POWER OF ATTORNEY
(PURCHASE OF SPECIFIC REAL PROPERTY)**

I, Jed Cohen, also known as Jedekiah Cohen, the undersigned principal, hereby constitute and appoint Paulina Cohen, 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 purchase and financing for the purchase 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 note, any trust deed, any other debt, security or financing document, any other document required from me by the seller, my 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 No Situs Address, Crescent Lake, OR 97733 and is described as follows:

Lot 2, Block 2, CRES-DEL ACRES FIRST ADDITION, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

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.

**SPECIAL POWER OF ATTORNEY
(PURCHASE OF SPECIFIC REAL PROPERTY)**
(continued)

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

Dated: August 3, 2022

[Signature]
Jed Cohen, aka Jedekiah Cohen

State of Oregon
County of Deschutes

This instrument was acknowledged before me on 8/3/2022 by Jed Cohen, aka Jedekiah Cohen.

[Signature]
Notary Public - State of Oregon

My Commission Expires: 12/1/2025

