



2023-003645  
Klamath County, Oregon  
05/12/2023 12:06:01 PM  
Fee: \$82.00

Nancy R. Vader

Same as below

to

Allen L. Vader

Same as below

AFTER RECORDING RETURN TO:

Allen L. Vader

33758 Sundance DR  
Chiloquin OR 97624  
NAME, ADDRESS, ZIP

### POWER OF ATTORNEY TO SELL REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, That I, Nancy R. Vader, have made, constituted and appointed, and by these presents do hereby make, constitute and appoint Allen L. Vader, 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:

NKA Sunset Place, Chiloquin, OR 97624 and more particularly described as follows:

Lots 46 and 47 in Block 48, TRACT 1184, OREGON SHORES UNIT 2, FIRST ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 4-27, 23.

Nancy R. Vader  
Nancy R. Vader

STATE OF OR  
COUNTY OF Klamath

On this 27th day of April, 2023, personally appeared the above named NANCY R. VADER and acknowledged the foregoing instrument to be his/her voluntary act.

Before me:

Deborah Anne Sinnock  
Notary Public for Klamath Co.  
My commission expires 7-29-25

