

POWER OF ATTORNEY

Sonja H. Bickford

to

Nathaniel Bickford

AFTER RECORDING RETURN TO:

AmeriTitle, LLC Nathaniel Bickford
300 Klamath Ave. 4517 Winter Ave
Klamath Falls, OR 97603 97603

POWER OF ATTORNEY TO PURCHASE and/or MORTGAGE REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, That I, Sonja H. Bickford, have made, constituted and appointed, and by these presents do make, constitute and appoint Nathaniel Bickford 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:

4517 Winter Ave, Klamath Falls, OR 97603 and more particularly described as follows:

A parcel of land situated in the S1/2 of the SW1/4 of the NW1/4 of Section 11, Township 39 South Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which lies North 1 degree 12' West a distance of 331.4 feet along the Section line and North 88° 57' East a distance of 1084.5 feet from the iron axle which marks the one quarter section corner common to Sections 10 and 11 in Township 39 South, Range 9 East of the Willamette Meridian, and running thence; continuing North 88° 57' East a distance of 135.0 feet to a point; thence North 1 degree 12' West parallel to the section line a distance of 331.4 feet, more or less, to an iron pin in the North line of the S1/2 SW1/4 NW1/4 of Section 11; thence South 88° 58' West along the said North line of the S1/2 SW1/4 NW1/4 of Section 11, a distance of 135.0 feet to an iron pin; thence South 1 degree 12' East a distance of 331.4 feet, more or less, to the point of beginning of said tract, in the S 1/2 SW1/4 NW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian. There is reserved for road purposes a strip of land 30 feet wide along the Southerly side of said tract.

EXCEPTING THEREFROM that portion lying within Winter Avenue.
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 6/30, 2023

Sonja H. Bickford

STATE OF Oregon

COUNTY OF Klamath

On this 30 day of June, 2023, personally appeared the above named Sonja H. Bickford and acknowledged the foregoing instrument to be his/her voluntary act.

Before me:

Notary Public for Oregon

My commission expires 9/27/2025

