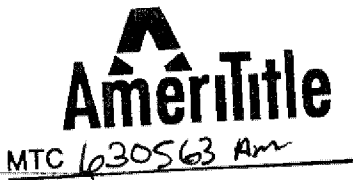


POWER OF ATTORNEY

Matthew S. Hansen



2024-003326  
Klamath County, Oregon  
04/30/2024 03:13:02 PM  
Fee: \$82.00

to

Megan Cecelia Hansen

AFTER RECORDING RETURN TO:

AmeriTitle, LLC

404 Main St., Ste. 1

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

POWER OF ATTORNEY TO SELL REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, That I, **Matthew S. Hansen** have made, constituted and appointed, and by these presents do hereby make, constitute and appoint **Megan Cecelia Hansen** 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:

31517 Yonna St., Bonanza, OR 97623 and more particularly described as follows:

Lots 8 and 9, in Block 31, Grandview Addition to Bonanza, according to the official plat there on filed in the office of the County Clerk, 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 April 30, 2024

Matthew S. Hansen

STATE OF Oregon  
COUNTY OF Klamath

On this 30<sup>th</sup> day of April, 2024, personally appeared the above named Matthew S. Hansen and acknowledged the foregoing instrument to be his/her voluntary act.

Before me:

Notary Public for Linsie Beth Mabbe  
My commission expires 10/28/27

