

File: 627481AM

2024-009408  
Klamath County, Oregon  
10/29/2024 10:38:01 AM  
Fee: \$87.00

POWER OF ATTORNEY  
Clark Rust

3920 EAST ASHWOOD LN.  
MADRAS, OR, 97741

to  
Daniel Rivas - DANIEL RIVAS

4966 Suntree Ln.  
Lake Oswego, OR 97035

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, Clark Rust have made, constituted and appointed, and by these presents do hereby make, constitute and appoint Daniel Rivas 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:

1616 Frontage Rd, Klamath Falls, OR 97601 and more particularly described as follows:

That portion of the following described property lying Westerly of the West right of way line of the Dalles-California Highway, as now constructed:

Beginning at a point 3267 feet South and 1466 feet East of the corner common to Sections 5 and 6, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and Sections 31 and 32, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence East 709 1/2 feet to the County Road leading from Klamath Falls to Keno, Oregon; thence North 5 1/2 ° East 247 1/2 feet along the Westerly side of said County Road; thence West 709 1/2 feet; thence South 5 1/2 ° West 247 1/2 feet to the place of beginning, being a portion of the North 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 5 in Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

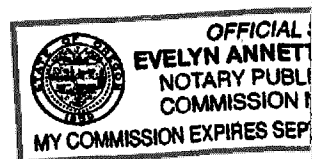
with all the privileges and appurtenances thereunto belonging or in anywise appertaining, and for me and in my name to make out, execute, acknowledge and deliver proper deeds of conveyance of the same with or without covenants of seisin, freedom from encumbrances and warranty.

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.

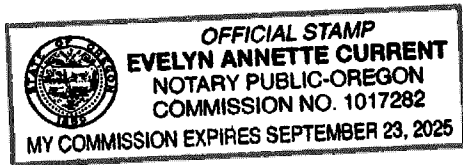
Dated September 30, 2024.

Clark Rust



STATE OF Oregon  
COUNTY OF Jefferson

On this 30th day of September, 2024, personally appeared the above named Clark Rust and  
acknowledged the foregoing instrument to be his/her voluntary act.



Before me:

Notary Public for Oregon

My commission expires September 23rd 2025

Unofficial  
Copy

STAMP  
EVELYN ANNETTE CURRENT  
NOTARY PUBLIC-OREGON  
COMMISSION NO. 1017282  
MY COMMISSION EXPIRES SEPTEMBER 23, 2025