

WHEN RECORDED RETURN TO:
WESTMORELAND SERVICE INC.
P.O. BOX 2569
LA JOLLA, CA 92038-2569

Space Above This Line for Recorder's Use Only

LIMITED POWER OF ATTORNEY

MICHAEL H. SOROKA, as Receiver, appointed pursuant to court order issued by the U.S. District Court, Eastern District of New York, of The New York Guardian Mortgage Corporation, a corporation organized and existing under the laws of the State of New York ("Guardian"), hereby constitutes and appoints ITT Bowest Corporation, a corporation organized and existing under the laws of the State of California ("ITT Bowest"), its true and lawful attorney-in-fact, in its name, place and stead, solely for purposes of:

- (a) endorsing Promissory Notes from Guardian to Government National Mortgage Association ("GNMA") or to ITT Bowest, and
- (b) executing Assignments from Guardian to GNMA or to ITT Bowest, of Mortgages, Deeds of Trust, Deeds to Secure Debt and other security instruments securing Promissory Notes and causing said Assignments to be recorded in county land records offices, and
- (c) executing and delivering Deeds to real property which transfer title from Guardian to GNMA or to ITT Bowest and causing the same to be recorded in county land records offices, and
- (d) executing and delivering Deeds to real property which transfer title from Guardian to the Secretary of Housing and Urban Development, or to the Administrator of Veterans Affairs, and causing same to be recorded in county land records offices, and
- (e) selling, transferring or disposing of real property acquired through foreclosure or otherwise and executing all contracts, agreements, deeds, assignments and other instruments necessary to effect any such sale, transfer or disposition and to receive proceeds checks made payable to the order of ITT Bowest, GNMA or Guardian; assigning the right to any deficiency judgment and/or any deficiency claim incident to a foreclosure or defaulted loan, and
- (f) preparing, executing and delivering satisfactions, cancellations, discharges, full or partial reconveyances, or full or partial releases of lien; appointing substitute trustee(s); and entering into assumption agreements

only in connection with those residential real estate loans and the property derived therefrom, which loans are described in the 1989 Sub-Servicing Agreement entered into by and between GNMA and Bowest Corporation, and which loans constituted the GNMA portfolio previously serviced by Guardian.

The undersigned gives to said attorney-in-fact full power and authority to execute all instruments for and on behalf of Guardian and to perform all acts necessary and proper to carry into effect the powers granted in subparagraphs (a)-(f) above as fully as Guardian might or could do with the same validity as if all and every such act had been herein particularly stated, expressed, and especially provided for, and hereby ratifies and confirms all that ITT Bowest shall lawfully do or cause to be done by virtue of the authority and powers set forth in subparagraphs (a)-(f) above. This Limited Power of Attorney does not designate, make, constitute or appoint ITT Bowest as corporate successor in interest to Guardian.

This Limited Power of Attorney is effective as of this 15th day of April, 1992, and shall continue in full force and effect until revoked in writing by the undersigned.

THE NEW YORK GUARDIAN MORTGAGEE CORPORATION,
by Michael H. Soroka as Receiver

Michael H. Soroka, as Receiver

This Instrument was signed, sealed and delivered in the presence of:

Witness Michele Plonski
MICHELE PLONSKI
Name (omit title) _____

Witness John Vaillancourt
JO ANN VAILLANCOURT
Name (omit title) _____

STATE OF NEW YORK)
) SS.
COUNTY OF NASSAU)

On MAY 27, 1992, before me, the undersigned, a Notary Public in and for said State, personally appeared MICHAEL H. SOROKA, personally known to me to be the Receiver, appointed pursuant to court order issued by the U.S. District Court, Eastern District of New York, of The New York Guardian Mortgagee Corporation, that he executed the within Instrument, known to me to be the person who executed the within Instrument on behalf of the Corporation therein named, and acknowledged to me that he executed the within Instrument pursuant to his powers as a federal court appointed Receiver.

WITNESS my hand and official seal.

Notary Public

STATE OF OREGON,
County of Klamath

Filed for record at request of:

Westmoreland Service, Inc.

on this 10th day of July A.D., 19 92
at 3:13 o'clock P M. and duly recorded
in Vol. M92 of Power of Page 15109
Evelyn Biehn Attorney
County Clerk

By Orville G. Mullender. Deputy

Fee, \$10.00

LOTTIE BRANDT
NOTARY PUBLIC, State of New York
No. 4978927
Qualified in Nassau County
Commission Expires March 18, 1993