



THIS SPACE RESERVED FOR RECORDER'S USE

Vol M03 Page 39518

State of Oregon, County of Klamath
Recorded 06/10/2003 10:54 a.m.
Vol M03 Pg 39518-21
Linda Smith, County Clerk
Fee \$ 36.00 # of Pgs 4

After recording return to:

@@ First American Title
@@ 422 Skunk St
@@ Klamath Falls 97601

Escrow No. K522228
Title No.

SPECIAL POWER OF ATTORNEY

KNOW ALL PERSONS BY THESE PRESENTS:

That Ana Hernandez does hereby make constitute and appoint Miguel Cobian my true and lawful attorney for me and in my name, place and stead and for my use and benefit as to that certain real property, together with any interest therein or any improvements thereon, described as:

See Attached Exhibit "A" Legal Description

(being commonly known as: 2542 Railroad, Malin, OR)

(a) to contract for purchase, receive and take possession thereof and of evidence of title thereto, to lease the same for any term or purpose, including leases for business, residence and oil or mineral development; to sell, exchange, subdivide, grant or convey the same with or without warranty, covenant or restrictions; to mortgage, transfer in trust or otherwise encumber the same to secure payment of a note or performance of any obligation or agreement; and to accept the conveyance thereof in any form of tenancy including but not limited to tenants in common, tenants by the entirety and "not as tenants in common, but with right of survivorship" with any other person or persons, including property wherein my said Attorney is one of the co-tenants.

(b) To borrow money and to execute and deliver notes therefore, with or without security; and to loan money and receive notes therefore with such security as he/she shall deem proper.

(c) To transact business of any kind or class and as my act and deed to sign, execute, acknowledge and deliver a deed, lease, assignment of lease, covenant, indemnity, agreement, mortgage, deed of trust, assignment of mortgage or beneficial interest under deed of trust, subdivision plat, extension or renewal of any obligation, subordination or waiver of priority, bill of lading, bill of sale, bond, note, receipt, check, evidence of debt, full or partial release of mortgage, judgment or other debt, escrow instructions, and other such instruments in writing of any kind or class as may be necessary or proper in the premises.

(d) As to any personal property and goods, wares and merchandise, checks, chooses in action and other property in possession or in action: To contract for, buy, sell, exchange, transfer, endorse and in any legal manner deal in and with the same; and to mortgage, transfer in trust, or otherwise encumber the same to secure payment of a note or performance of any obligation or agreement.

This power shall not be affected by disability of the principal. All acts done by my Attorney pursuant to this power during any period of disability or incompetence or uncertainty as to whether I am dead or alive shall have the same effect and inure to the benefit of and bind me or my heirs, devisees and personal representatives as if I were alive, competent and not disabled.

(e) This power of attorney does not empower or authorize my said Attorney to negotiate or otherwise receive the net proceeds due to me in the case of a sale of my property.

GIVING AND GRANTING unto my said attorney full power and authority to do and perform all and

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every act and thing whatsoever requisite, necessary or appropriate to be done, in and about the premises as fully to all intents and purposes as I might or could do if personally present, hereby ratifying all that my said Attorney shall lawfully do or cause to be done by virtue of these presents. When the context so requires the singular number includes the plural.

This Power of Attorney expires _____ months from the date hereof or SIX MONTHS FROM THE DATE HEREOF IF NO TIME PERIOD IS SPECIFIED.

In witness whereof, I have hereunto set my hand on June 4, 2001

Ana Hernandez
Ana Hernandez.

STATE OF ~~OREGON~~ California
County of ~~Klamath~~ Santa Barbara } ss.

This instrument was acknowledged before me on this _____ day of _____, 2001
by Ana Hernandez

see attached

Notary Public for Oregon

My commission expires: _____

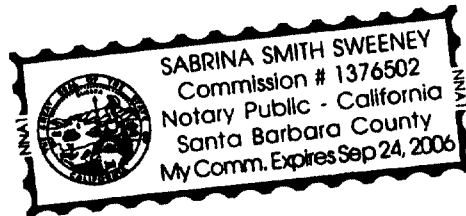
State of California }
County of Santa Barbara }

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On June 4, 2003 before me, Sabrina Smith Sweeney,
a notary public in and for said state, personally appeared Ana Hernandez,
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s)
whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they
executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on
the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the
instrument.

Witness my hand and official seal.

Sabrina Smith Sweeney
Notary Public



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EXHIBIT A

LEGAL DESCRIPTION:

The Easterly 51 feet of the Westerly 82.5 feet of Lot "D" of the re-subdivision of Plat of Lots 1 to 16 inclusive of Block 51 of the City of Malin, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, further described as follows:

Beginning at the Southwest corner of said Lot "D" extending thence Easterly along the South line of said Lot "D", 31.5 feet to the true point of beginning; thence Easterly along said South line of Lot "D" 51 feet; thence Northerly parallel to the West line of said Lot "D" a distance of 62.8 feet to the Southerly line of Railroad Avenue; thence Westerly along the Southerly line of Railroad Avenue 55.2 feet; thence Southerly parallel to the West line of said Lot "D" 83.85 feet, more or less, to the true point of beginning.