

04 MAY 10 PM 3:14

NJC-64914 RP

POWER OF ATTORNEY

Vol M04 Page 28392

William Frederick Talamantes

2443 N. Heather Ave., Long Beach, CA 90815-1921

to

Jesus Amodor Talamantes and/or Beatrice C. Talamantes

22106 Anchor Ave., Carson, CA 90745

State of Oregon, County of Klamath
Recorded 05/10/2004 3:14 p m
Vol M04 Pg 28392-93
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

AFTER RECORDING RETURN TO:
William Frederick Talamantes

2443 N. Heather Ave., Long Beach, CA 90815-1921

POWER OF ATTORNEY TO SELL REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, That I, William Frederick Talamantes have made, constituted and appointed, and by these presents do hereby make, constitute and appoint Jesus Amodor Talamantes and/or Beatrice C. Talamantes my true and lawful 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:

406 E. Lowell, 2119 Modoc Street and vacant lot, KLAMATH COUNTY and more particularly described as follows:

See Attached "Exhibit A"

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 said 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 said attorney or my said 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 5-6, 2004.

William Frederick Talamantes

STATE OF Calif.

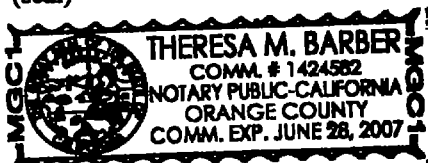
COUNTY OF Orange

On this 6th day of May, 2004, personally appeared the above named William Frederick Talamantes and acknowledged the foregoing instrument to be his/her voluntary act.

Before me:

Notary Public for California
My commission expires 6-28-07

(seal)



260 am

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

The Northerly 20 feet of Lot 5, Block 20, in NORTH KLAMATH FALLS ADDITION to the City of Klamath Falls, Oregon.

PARCEL 2:

The South 28 feet of Lot 4 in Block 20 of NORTH KLAMATH FALLS ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 3:

Lots 3 & 4, Block 20 NORTH KLAMATH FALLS ADDITION, in the County of Klamath, State of Oregon, EXCEPTING THEREFROM the Southerly 28 feet of Lot 4

Account No.: 3809-029BB-07500-000
184972

Key No.:

Account No.: 3809-029BB-07600-000
184981

Key No.:

Account No.: 3809-029BB-07400-000
184963

Key No.: