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MTZ-671030MS

POWER OF ATTORNEY

EDITH J. OSUNA

to

JEANNETTE HAWKINS

AFTER RECORDING RETURN TO:

JEANNETTE HAWKINS

4006 TWIN PINES LANE

KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

Vol M05 Page 01137

State of Oregon, County of Klamath
Recorded 01/05/2005 3:27 p m
Vol M05 Pg 01137
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

POWER OF ATTORNEY TO SELL REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, That I, **EDITH J. OSUNA** have made, constituted and appointed, and by these presents do hereby make, constitute and appoint **JEANNETTE HAWKINS** 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:

5130 Bryant Street, Klamath Falls, OR 97603 and more particularly described as follows:

Lot 38 of YALTA GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-002AB-08100-000

Key No: 512065

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 12-09-04, 04.

X Edith J. Osuna
EDITH J. OSUNA

STATE OF CALIFORNIA

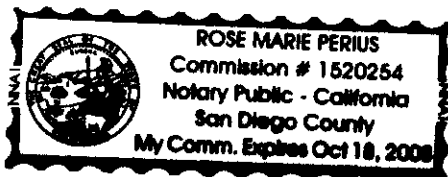
COUNTY OF San Diego

On this 9th day of December, 2004, personally appeared the above named EDITH J. OSUNA and acknowledged the foregoing instrument to be his/her voluntary act.

Before me:

Rose M. Perius
Notary Public for SAN Diego County
My commission expires Oct 18, 2008

(seal)



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