

MTT - 70732KR

POWER OF ATTORNEY

State Of Oregon, County Of Klamath

M05-61564

08/09/2005 02:46:23 PM

# Of Pages 1 Fee: \$21.00

Steven E. Nelson

to

David M. Ramirez

AFTER RECORDING RETURN TO:

Steven E. Nelson

59 Washington St #400, Santa Clara, CA 95050  
NAME, ADDRESS, ZIP

POWER OF ATTORNEY TO PURCHASE REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, That I, Steven E. Nelson  
have made, constituted and appointed and by these presents do make, constitute  
and appoint David M. Ramirez 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 purchase, 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:

3845 Bartlett Avenue, Klamath Falls, OR 97603 and more particularly described as follows:

Lot 20, Block 2, First Addition to Kelene Gardens, according to the official  
plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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, as fully, to all intents and purposes as I might or could do if personally  
present, hereby ratifying and confirming all that my said attorney or my said attorney shall lawfully do or cause to be  
done by virtue hereof.

In construing this instrument and where the context so requires, the singular includes the plural.

Dated 12 July, 2005.

Steven E. Nelson  
Steven E. Nelson

STATE OF California

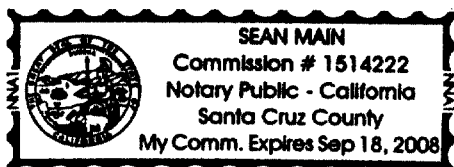
COUNTY OF Santa Cruz

On this 12<sup>th</sup> day of July, 2005, personally appeared the above named  
Steven E. Nelson and acknowledged the  
foregoing instrument to be his ~~his~~ voluntary act.

Before me:

Sean Main  
Notary Public for California  
My commission expires Sept 18, 2008

(seal)



2/10 am