

MTT-68458TM

POWER OF ATTORNEY

Debra Lynn Sexton Hernandez

to

Vernon Dean Baird

State Of Oregon, County Of Klamath

M05-62598

08/23/2005 03:04:03 PM

Of Pages 2 Fee: \$26.00

AFTER RECORDING RETURN TO:

Vernon Dean Baird
J. Murray Pinkston, III 5309 Blue Mtn Dr
30 N. LaSalle Street, Suite 4300
Chicago, IL 60602. Klamath Falls, OR 97601

POWER OF ATTORNEY TO SELL REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that I, **Debra Lynn Sexton Hernandez**, have made, constituted and appointed, and by these presents do hereby make, constitute and appoint **Vernon Dean Baird** 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:

~~A portion of Block 44, Nichols Addition, Tax Account #3809-029DC-14800-000, Key No. -369167, and more particularly described in the Legal Description attached hereto as 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 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: August 1, 2005

8-1-05

Debra Lynn Sexton Hernandez

STATE OF ILLINOIS
COUNTY OF COOK

On this 1st day of August, 2005, personally appeared the above named Debra Lynn Sexton Hernandez and acknowledged the foregoing instrument to be her voluntary act.

Meridith L. Canning
Notary Public For Cook Co., IL
My Commission Expires 12/16/06

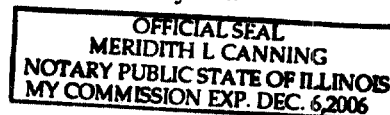


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

A portion of Block 44, NICHOLS ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Northwestern line of Block 44, NICHOLS ADDITION to the City of Klamath Falls, (formerly Linkville) Oregon, which point is 90 feet Northeasterly from the most Westerly corner of said Block; thence Northwesternly parallel with Ninth Street 55 feet to the centerline of the vacated alley; thence Northeasterly along the centerline of the vacated alley 45 feet; thence Southeasterly, at right angles, 5 feet to the Southerly line of the vacated alley; thence Northeasterly along the Southeasterly line of the alley 20.65 feet, more or less, to the dead end of Washington Street; thence Southeasterly along the dead end of Washington Street 50 feet to the Northwesternly line of said Block 44; thence Southwesterly 65.76 feet, more or less, to the place of beginning.

Tax Account No: 3809-029DC-14800-000

Key No: 369167

PARCEL 2:

Lot 7 in Block 97, BUENA VISTA ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-029CC-07400-000

Key No: 366721