

mk-72689m

POWER OF ATTORNEY

M05-70330

Klamath County, Oregon

12/02/2005 02:42:09 PM

Pages 2 Fee: \$26.00

Gayane Pogosyan

to

Marina Pogosyan

AFTER RECORDING RETURN TO:

Gayane Pogosyan

2117 Elizondo St.

NAME, ADDRESS, ZIP
Simi Valley, CA 93065

POWER OF ATTORNEY TO SELL REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, That I, Gayane Pogosyan have made, constituted and appointed, and by these presents do hereby make, constitute and appoint Marina Pogosyan 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:

See 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 October 25, 2005.

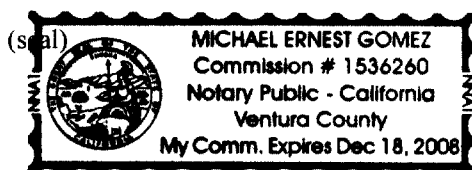
Gayane Pogosyan

STATE OF California

COUNTY OF Ventura

On this 25 day of October, 2005, personally appeared the above named GAYANE POGOSYAN and acknowledged the foregoing instrument to be his/her voluntary act.

Before me:



M. Gomez
Notary Public for California, Ventura County
My commission expires DEC. 18, 2008

26.00

The W1/2 of Lot 1, Block 6, FAIRVIEW ADDITION TO THE CITY OF
KLAMATH FALLS, according to the official plat thereof on file
in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-029DB-04300-000

Key No: 302407