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Aspen Title & Escrow, Inc.
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Klamath Falls, OR 97601

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525 Main Street
Klamath Falls, OR 97601

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ATE = 65655

COVER SHEET

DOCUMENT: LIMITED POWER OF ATTORNEY

GRANTOR: PHH MORTGAGE COMPANY

TRUSTEE: N/A

**GRANTEE: KELLY D. SUTHERLAND, RHONDA M. WRIGHT, AND LYNNETTE S. ALLEN
ATTORNEYS- IN -FACT**

DATE: March 10, 2008

#41

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+20

▲ MULTNOMAH COUNTY OREGON

Division of Assessment & Taxation
501 SE Hawthorne #158
Portland OR 97214
Recording Section (503) 988-3034

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Recorded in MULTNOMAH COUNTY, OREGON
        C. Swick, Deputy Clerk
B28      3
Total :       31.00                    ATMCS

2006-144220      08/04/2006 09:50:04am
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AN EQUAL OPPORTUNITY EMPLOYER

Recording Seal Page

LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that PHH Mortgage Corporation ("Grantor"), a New Jersey corporation having its principal place of business at 3000 Leadenhall Road, Mount Laurel, New Jersey 08054, hereby constitutes and appoints the following: Kelly D. Sutherland, Rhonda M. Wright and Lynnette S. Allen

as its Attorney-in-Fact, granting to each a limited power of attorney, to act, do and perform, on behalf of Grantor, with full power and authority to act for it, in its name, place and stead, any and all lawful acts, matters, and things whatsoever necessary, proper or convenient, as fully as Grantor might or could do itself regarding the matters listed below, performed in connection with the management and prosecution of foreclosure, bankruptcy, eviction or general litigation matters:

The appointment shall confer the following enumerated powers:

1. The Attorney-in-Fact is authorized to execute, acknowledge, sign, deliver, record and file documents necessary to certify or swear as to the debts or obligations owed, including but not limited to preparation and issuance of statements of non-performance, preparation and filing of pre-foreclosure notices of default, certifications, affidavits, statements and oaths used in support of prosecuting judicial foreclosure actions or other judicial enforcement actions; and,

2. The Attorney-in-Fact is authorized to execute acknowledge, sign, deliver, record and file documents necessary to convey real property interest, including but not limited to deeds, assignments of mortgage, deeds in lieu of foreclosure, subordination agreements, consent orders resolving boundary line disputes, priority issues, releases of proceeds generated by court ordered sales, discharges/ satisfactions/ releases of mortgage, assumption agreements, modification agreements, reformation agreements, corrective instruments or court orders relating to the within documents enumerated in the within paragraph; and

3. The Attorney-in-Fact is authorized to execute, acknowledge, sign, deliver, record and file documents necessary to the filing, defense and enforcement of the undersigned's rights in federal bankruptcy court, including but not limited to proofs of claim, objections to confirmation, objections to proofs of claim, motions to impose or reimpose the automatic stay, motions for relief from stay, motions to reduce claims, adversary actions and all other filings, pleadings or actions in the federal bankruptcy court; and

4. The Attorney-in-Fact is authorized to execute, acknowledge, sign, deliver, record and file documents necessary to the conveyance and disposition of all real estate owned by the undersigned, including listing agreements, contracts of sale, deeds of conveyance and all other ancillary closing documents; and

5. The Attorney-in-Fact is authorized to execute, endorse and deliver any instruments necessary to pay, purchase, satisfy any vendors for services rendered in connection with the management and resolution of any of the aforementioned activities enumerated in paragraphs 1 through 4; and

The undersigned gives an Attorney-in-Fact full power and authority to execute such instruments and to do and perform all and every act and thing necessary and proper to carry into effect the power and powers granted by and under this Limited Power of Attorney, each subject to the terms and conditions set forth in that certain Legal Services Agreement dated May 11, 2006 between Attorney-in-Fact and Grantor and in accordance with the standard of care of a fiduciary agent.

This limited power is effective as of May 15, 2006, and terminates on June 1, 2008, unless sooner revoked by Grantor.

GRANTOR:

PHH MORTGAGE CORPORATION

By: _____

Title: Vice President

Date: July 20, 2006

In witness hereof:

Name Elizabeth M. Rivera

Name Cynthia C. Gibson

STATE OF NEW JERSEY

COUNTY OF BURLINGTON

I certify that on July 20, 2006, Marc Hinkle did personally appear before me and stated to my satisfaction that this person executed the foregoing Limited Power of Attorney; was authorized to and did execute the Limited Power of Attorney as Vice President of PHH Mortgage Corporation, the entity named in the within instrument; and executed the instrument as the act of the entity named in the instrument.

Name of Notary

SEAL
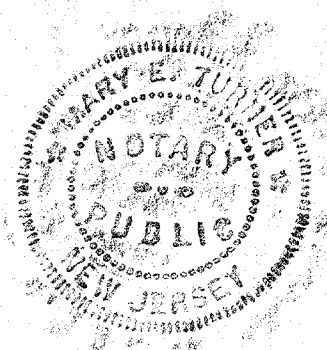
Mary E. Turner
Notary Public, State of New Jersey
My Commission Expires Feb. 27, 2009

STATE OF OREGON
COUNTY OF MULTNOMAH } SS

I do hereby certify that the foregoing copy
of _Power of Attorney_

has been by me compared with the original,
and that it is a correct transcript therefrom,
and the whole of such original, as the name
appears on file and of record in our office and
in our care and custody. IN TESTIMONY
WHEREOF, I have hereunto set my hand and
affixed our seal this
__4__ day of ___August___ , 20 __06__

Vol/Page: _2006-144220_

Recorded: _Aug 4, 2006_

MULTNOMAH COUNTY RECORDING DEPT

BY: _____
                                    DEPUTY

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