

POWER OF ATTORNEY

Jose Duarte Almanza and Elisa Rodriguez
Molina

P.O. Box 365

Merrill, OR 97633
to

Jose Duarte Almanza and Elisa Rodriguez
Molina

P.O. Box 365

~~Merrill, OR 97633~~

AFTER RECORDING RETURN TO:

AmeriTitle, LLC

300 Klamath Ave.

Klamath Falls, OR 97601

POWER OF ATTORNEY TO PURCHASE and/or MORTGAGE REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, That I, Jose Duarte Almanza, have made, constituted and appointed, and by these presents do make, constitute and appoint Elisa Rodriguez Molina my true and lawful attorney in fact ("my 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:

230 N Elm St., Merrill, OR 97633 and more particularly described as follows:

Lot 12, SUNSHINE TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

giving and granting unto my 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 attorney or my 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 7/17/2021

JOSE DUARTE ALMANZA
Jose Duarte Almanza

STATE OF _____

COUNTY OF _____

On this _____ day of _____, 20____, personally appeared the above named Jose Duarte Almanza and acknowledged the foregoing instrument to be his/her voluntary act.

Before me:

See Attached

Notary Public for _____
My commission expires _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

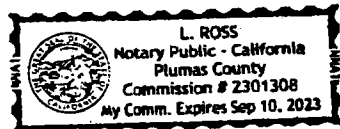
State of California)

County of Plumas)On July 17, 2021 before me, L. Ross Notary Publicpersonally appeared Jose Duarte Almanza

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature L. Ross
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached DocumentTitle or Type of Document: Power of Attorney Document Date: 7-17-21
Number of Pages: 1 Signer(s) Other Than Named Above: _____**Capacity(ies) Claimed by Signer(s)**

Signer's Name: _____

- ☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

- ☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____