

POWER OF ATTORNEY

2025-005908

Klamath County, Oregon

07/11/2025 08:34:01 AM

Fee: \$87.00

Bibiana María Flores Cazares  
105 Ridgeview St.  
Lakeview, CA 96134  
to  
Marcela Flores Hernandez-Mendoza  
1137 N Alameda  
Klamath Falls, OR 97601

AFTER RECORDING RETURN TO:  
AmeriTitle, LLC  
404 Main St., Ste. 1  
Klamath Falls, OR 97601

File: 1002914

POWER OF ATTORNEY TO SELL REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, That I, **Bibiana Flores Cazares** have made, constituted and appointed, and by these presents do hereby make, constitute and appoint **Marcela Hernandez Mendoza** 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 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:

**7310 Flag Ct., Klamath Falls, OR 97603 and more particularly described as follows:**

**Lot 6 in Block 1, TRACT NO. 1085, COUNTRY GREEN, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

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 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 attorney or my 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: 7/10/25

Bibiana Flores Cazares

STATE OF OREGON  
COUNTY OF KLAMATH

On this 10 day of July, 2025, personally appeared the above named Bibiana Flores Cazares and acknowledged the foregoing instrument to be his/her voluntary act.

Before me:

meabko  
Notary Public for Oregon  
My commission expires 3/7/26

