

19441

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*MHC 24150*

**POWER OF ATTORNEY  
(REAL ESTATE)**

KNOW ALL MEN BY THESE PRESENTS, that I, SONDRA N. MOORE  
of the County of JEFFERSON, State of COLORADO  
do make, constitute and appoint CHARLENE NICHOLS  
County of KLAMATH, State of OREGON, of the  
my true and lawful attorney for me and in my name, place and stead for my sole use and benefit to grant, bargain, sell,  
convey, purchase, encumber or contract for the sale or purchase of the following described real estate situate in the County  
of KLAMATH, State of OREGON, to wit:

**PROPERTY ADDRESS OF**

**5816 SOUTHGATE DRIVE**  
**Klamath Falls Oregon**

My said attorney-in-fact is hereby authorized and empowered to collect such monies as may become due from the sale,  
and to make, execute, acknowledge and deliver contracts for sale, deeds, Deeds of Trust, and other instruments in writing of  
every kind and nature, including, but not limited to, the sale and loan closing documents and statements, upon such terms  
and conditions as my said attorney may deem necessary and convenient to accomplish such sale or conveyance of said real  
estate. My said attorney shall have full power and authority to do and perform all acts necessary to be done to complete a sale  
or conveyance of said real estate, with full power of revocation, hereby ratifying and confirming all that said attorney shall  
lawfully do or cause to be done by virtue of this Power of Attorney and the powers contained herein.

~~THIS POWER OF ATTORNEY SHALL BE VOID AND INEFFECTIVE IF THE POWER OF ATTORNEY IS NOT  
RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF JEFFERSON, COLORADO.~~

\*This Power of Attorney shall automatically expire by its own terms upon completion of the limited purpose set forth  
above.

EXECUTED this 8 day of MAY, 19 90

STATE OF ColoradoCOUNTY OF Jefferson

SS.

PRINCIPAL

The foregoing instrument was acknowledged before me this 8 day of May, 19 90, by SONDRA N. MOORE the Principal.

Witness my hand and official seal.

My commission expires May 18, 1991

\*Strike either of both according to fact.

Notary Public

*Helga Markheim*  
Releen: Charlene  
Nichols  
5816 Southgate  
K. Falls Oregon  
97603

\*50 AUG 29 PM 1 36

STATE OF

17259

County of

SS.

Being of lawful age, the undersigned hereby affirms that on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, (s)he had no knowledge of the revocation or termination of the Power of Attorney by death, disability or incompetence of the principal.\*

\*Strike where applicable according to fact.

Subscribed and sworn on before me this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_,  
by \_\_\_\_\_  
My commission expires \_\_\_\_\_, 19\_\_\_\_

Witness my hand and official seal.

Notary Public

## COLORADO REVISED STATUTES

**15-14-501. When power of attorney not affected by disability.** (1) Whenever a principal designates another his attorney-in-fact or agent by a power of attorney in writing and the writing contains the words "This power of attorney shall not be affected by disability of the principal," or "This power of attorney shall become effective upon the disability of the principal," or similar words showing the intent of the principal that the authority conferred shall be exercisable notwithstanding his disability, the authority of the attorney-in-fact or agent is exercisable by him as provided in the power on behalf of the principal notwithstanding later disability or incapacity of the principal at law or later uncertainty as to whether the principal is dead or alive. The authority of the attorney-in-fact or agent to act on behalf of the principal shall be set forth in the power and may relate to any act, power, duty, right, or obligation which the principal has or after acquires relating to the principal or any matter, transaction, or property, real or personal, tangible or intangible, including by way of illustration but not limitation, the power to consent to or approve on behalf of the principal any medical or other professional care, counsel, treatment, or service of or to the principal by a licensed or certified professional person or institution engaged in the practice of, or providing, a healing art. The attorney-in-fact or agent, however, is subject to the same limitations imposed upon court-appointed guardians contained in section 15-14-312(1)(a). All acts done by the attorney-in-fact or agent pursuant to the power during any period of disability or incompetence or uncertainty as to whether the principal is dead or alive have the same effect and inure to the benefit of and bind the principal or his heirs, devisees, and personal representatives as if the principal were alive, competent, and not disabled. If a guardian or conservator thereafter is appointed for the principal, the attorney-in-fact or agent, during the continuance of the appointment, shall consult with the guardian on matters concerning the principal's personal care or account to the conservator on matters concerning the principal's financial affairs. The conservator has the same power the principal would have had if he were not disabled or incompetent to revoke, suspend, or terminate all or any part of the power of attorney or agency as it relates to financial matters. Subject to any limitation or restriction of the guardian's powers or duties set forth in the order of appointment and endorsed on the letters of guardianship, a guardian has the same power to revoke, suspend, or terminate all or any part of the power of attorney or agency as it relates to matters concerning the principal's personal care that the principal would have had if the principal were not disabled or incompetent.

(2) An affidavit, executed by the attorney-in-fact or agent, stating that he did not have, at the time of doing an act pursuant to the power of attorney, actual knowledge of the termination of the power of attorney by death is, in the absence of fraud, conclusive proof of the nontermination of the power at that time. If the exercise of the power requires execution and delivery of any instrument which is recordable, the affidavit when authenticated for record is likewise recordable.

**15-14-502. Other powers of attorney not revoked until notice of death or disability.** (1) The death, disability, or incompetence of any principal who has executed a power of attorney in writing, other than a power as described by section 15-14-501, does not revoke or terminate the agency as to the attorney-in-fact, agent, or other person who, without actual knowledge of the death, disability, or incompetence of the principal, acts in good faith under the power of attorney or agency. Any action so taken, unless otherwise invalid or unenforceable, binds the principal and his heirs, devisees, and personal representatives.

(2) An affidavit, executed by the attorney-in-fact or agent, stating that he did not have, at the time of doing an act pursuant to the power of attorney, actual knowledge of the revocation or termination of the power of attorney by death, disability, or incompetence is, in the absence of fraud, conclusive proof of the nonrevocation or nontermination of the power at that time. If the exercise of the power requires execution and delivery of any instrument which is recordable, the affidavit when authenticated for record is likewise recordable.

(4) All powers of attorney executed for real estate and other purposes, pursuant to law, shall be deemed valid until revoked as provided in the terms of the power of attorney or as provided by law.

No. \_\_\_\_\_

## POWER OF ATTORNEY

TO

OREGON  
STATE OF OREGON }  
County of Klamath } SS.

I hereby certify that this instrument

was filed for record in my office at

1:36 \_\_\_\_\_, o'clock \_\_\_\_\_ P.M., 19 90 \_\_\_\_\_,

and duly is recorded in book \_\_\_\_\_ M90

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Film No. \_\_\_\_\_ Deeds \_\_\_\_\_ Reception No. 19441

Evelyn Biehn, County Clerk

Recorder

By

*Pauline Mulendelle*

Deputy

Fees, \$ 13.00

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