

02 JAN 17 PM 3:13

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STATE OF OREGON,JOHN SCHOLTEN & NAOMIA K. SCHOLTEN
4490 S. CHEROKEE
ENGLEWOOD, CO 80110Grantor's Name and Address
ADRIA TRIENTZE SCHOLTEN GRONSKY
16518 CYPRESS BROOK CT.
CYPRESS, TX 77429After recording, return to (Name, Address, Zip):
ADRIA TRIENTZE SCHOLTEN GRONSKY
16518 CYPRESS BROOK CT.
CYPRESS, TX 77429Until requested otherwise, send all tax statements to (Name, Address, Zip):
ADRIA TRIENTZE SCHOLTEN GRONSKY
16518 CYPRESS BROOK CT.
CYPRESS, TX 77429SPACE RESERVED
FOR
RECORDER'S USEState of Oregon, County of Klamath
Recorded 01/17/2002 3:13p. m.
Vol M02, Pg 3448-50
Linda Smith, County Clerk
Fee \$ 31.00 # of Pgs 3 Deputy.

MTZ 1396-3810

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that JOHN SCHOLTEN & NAOMIA K. SCHOLTEN

hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto
ADRIA TRIENTZE SCHOLTEN GRONSKY
hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of the grantor's right, title and interest in that certain
real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in
KLAMATH County, State of Oregon, described as follows, to-wit:LOT 32, BLOCK 45,
FIRST ADDITION TO KLAMATH FOREST ESTATES
KLAMATH COUNTY,
STATE OF OREGON.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 10.00. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on _____; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

John Scholten by Naomia K. Scholten
JOHN SCHOLTEN BY NAOMIA K. SCHOLTEN AS
ATTORNEY IN FACT POANaomia K. Scholten
NAOMIA K. SCHOLTENSTATE OF Colorado OREGON, County of Arapahoe ss.This instrument was acknowledged before me on 01/10/02
by Naomia K. ScholtenThis instrument was acknowledged before me on 01/10/02
by Naomia K. Scholten
as Attorney In Fact
of John ScholtenNotary Public for Oregon Colorado
My commission expires 01/10/02

**GENERAL DURABLE POWER OF ATTORNEY
(INCLUDING AUTHORITY UNDER THE COLORADO
PATIENT AUTONOMY ACT)**

I, JOHN SCHOLTEN, designate my wife, NAOMIA K. SCHOLTEN, as my attorney-in-fact (subsequently called agent). My agent shall have the following authority:

My agent may do everything necessary in my name and for my benefit which I could do if I were personally present and able. It is my intention that my agent may perform any act and exercise any power, duty, right or obligation that I could perform or exercise. Such authority is intended to relate to any person, transaction or interest concerning real and personal property, including intangible property interests, in which I now have an interest, and property in which my interest is subsequently acquired. I empower my agent to delegate authority to others.

The following powers are illustrative of my agent's authority; they are not intended to be exclusive:

1. To acquire, encumber and dispose of any interest of mine in real or personal property upon such terms as my agent determines to be appropriate.
2. To hold, invest, lease and otherwise manage any interest of mine in real or personal property; to recover possession of property by lawful means; and to maintain, protect, insure, move, store, report, rebuild, alter, or improve any of that property.
3. To acquire and dispose of any interest that I have in stocks, bonds, other securities, and government investments, including Treasury bills, bonds and notes.
4. To transact every kind of business including the collection, payment, and settlement of all amounts and interests receivable by me or payable by me or to me.
5. To make, endorse, execute, deliver and receive deeds, assignments, contracts, checks, drafts, notes, receipts, releases and any other written instruments that may be necessary. This power expressly includes the authority to endorse and collect obligations of the United States Government or any other governmental entity and to obtain duplicates for checks or other instruments which are missing for any reason.
6. To deposit or withdraw from any account or interest of mine in any bank, investment institution, credit union, savings and loan association or similar institution; to open accounts in any such institution in my name, or in the name of my agent.
7. To borrow in my name and for my benefit, upon such terms as my agent determines to be necessary, and to pledge or give as security therefor any of my property.
8. To institute, prosecute, defend, compromise, arbitrate and settle legal or administrative proceedings, or otherwise engage in litigation on my behalf.
9. To hire and dismiss agents, counsel and other employees, upon such terms as my agent determines to be appropriate.

10. To pay persons and organizations for goods and services provided to me or for my benefit, including reasonable compensation to my agent. If I become disabled or incompetent, my agent shall not be obliged to obtain approval of such payments by any individual or court. I exonerate my agent for payments made in good faith pursuant to this authorization.

11. To prepare, execute and file income and other tax returns in all appropriate taxing jurisdictions; to execute Federal Tax Form 2848 or any power of attorney form required by the Internal Revenue Service or state authority; to exercise any elections I may have under federal, state or local tax law; and generally to represent me in all tax matters and proceedings of all kinds and for all periods before or after the date of this delegation, before all offices and officers of the Internal Revenue Service, state taxing authority, and any other taxing body.

12. To have access to any safe deposit box or boxes of which I am an owner; to remove or deposit property of mine; to surrender any such box or boxes; and to rent a safe deposit box or boxes in my name or in the name of my agent, or both.

13. To transfer all or any part of property owned by me or in which I have an interest to the trustee of any revocable trust created by me during my lifetime, such that the same is held and becomes a part of the corpus of that trust to be dealt with in accordance with the terms of such trust.

14. To act on my behalf in consenting to or refusing medical treatment as defined in the Colorado Patient Autonomy Act (sections 15-14-503 through 15-14-509, C.R.S.), with full powers, to the maximum extent permitted in the Act. My agent may act on my behalf when I no longer have the ability to provide informed consent to or refusal of medical treatment. My agent may not consent to or refuse any proposed medical treatment for me over my objection when I have such decisional capacity. All other medical provisions of the Act are incorporated into this power.

This general power of attorney is durable. It shall not terminate in the event of my incapacity and shall survive until my death. It is written and executed in the State of Colorado and shall be interpreted in accordance with the laws of that state.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on December 2, 1998.

John Scholten
JOHN SCHOLTEN
Principal

Principal's Social Security Number
472-28-2415