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State of Oregon, County of Klamath
Recorded 02/07/05 3:21 p m
Vol M05 Pg 08536-39
Linda Smith, County Clerk
Fee \$ 36.00 # of Pgs 4

RECORDING COVER SHEET

THIS COVER SHEET HAS BEEN PREPARED
BY THE PERSON REPRESENTING THE
ATTACHED INSTRUMENT FOR RECORDING.
ANY ERRORS IN THIS COVER SHEET DO NOT
AFFECT THE TRANSACTION(S) CONTAINED
IN THE INSTRUMENT ITSELF.

After Recording, Return To:
Lawrence W. Saltenberger
4415 Blackberry Ct
Klamath Falls, OR 97603

1. Name(s) of the Transaction(s):

General Power of Attorney

2. Direct Party (Grantor):

Lawrence W. Saltenberger

3. Indirect Party (Beneficiary):

Dennis M. Saltenberger

4. True and Actual Consideration Paid:

n/a

5. Legal Description:

See legal description attached hereto and made a part hereof by this reference

36.00
AM

General Power of Attorney

(with Durable Provision)

APARTMENT – CONDOMINIUM – HOUSE

NOTICE: THIS IS AN IMPORTANT DOCUMENT. BEFORE SIGNING THIS DOCUMENT, YOU SHOULD KNOW THESE IMPORTANT FACTS. THE PURPOSE OF THIS POWER OF ATTORNEY IS TO GIVE THE PERSON WHOM YOU DESIGNATE (YOUR "AGENT") BROAD POWERS TO HANDLE YOUR PROPERTY, WHICH MAY INCLUDE POWERS TO PLEDGE, SELL OR OTHERWISE DISPOSE OF ANY REAL OR PERSONAL PROPERTY WITHOUT ADVANCE NOTICE TO YOU OR APPROVAL BY YOU. YOU MAY SPECIFY THAT THESE POWERS WILL EXIST EVEN AFTER YOU BECOME DISABLED, INCAPACITATED OR INCOMPETENT. THIS DOCUMENT DOES NOT AUTHORIZE ANYONE TO MAKE MEDICAL OR OTHER HEALTH CARE DECISIONS FOR YOU. IF THERE IS ANYTHING ABOUT THIS FORM THAT YOU DO NOT UNDERSTAND, YOU SHOULD ASK A LAWYER TO EXPLAIN IT TO YOU. YOU MAY REVOKE THIS POWER OF ATTORNEY IF YOU LATER WISH TO DO SO.

TO ALL PERSONS, be it known that I, LAWRENCE W. SALTENBERGER
of 2011 NORTH POE VALLEY ROAD, KLAMATH FALLS, OREGON
the undersigned Principal, do hereby make and grant a general power of attorney to DENNIS M.
SALTENBERGER of 3542 EVERGREEN DRIVE, KLAMATH FALLS
and do thereupon constitute and appoint said individual as my attorney-in-fact/agent.

If my Agent is unable to serve for any reason, I designate MICHAEL W. SALTENBERGER
of 4415 BLACKBERRY COURT, KLAMATH FALLS, as my successor Agent.

My attorney-in-fact/agent shall act in my name, place and stead in any way which I myself could do, if I were personally present, with respect to the following matters, to the extent that I am permitted by law to act through an agent:

(NOTICE: The Principal must write his or her initials in the corresponding blank space of a box below with respect to each of the subdivisions (A) through (O) below for which the Principal wants to give the agent authority. If the blank space within a box for any particular subdivision is NOT initialed, NO AUTHORITY WILL BE GRANTED for matters that are included in that subdivision. Cross out each power withheld.)

- | | | |
|--------|-----|--|
| [LS] | (A) | Real estate transactions |
| [LS] | (B) | Tangible personal property transactions |
| [—] | (C) | Bond, share and commodity transactions |
| [LS] | (D) | Banking transactions |
| [LS] | (E) | Business operating transactions |
| [LS] | (F) | Insurance transactions |
| [LS] | (G) | Gifts to charities and individuals other than Attorney-in-Fact/Agent
(If trust distributions are involved or tax consequences are anticipated,
consult an attorney.) |
| [LS] | (H) | Claims and litigation |
| [LS] | (I) | Personal relationships and affairs |
| [LS] | (J) | Benefits from military service |
| [LS] | (K) | Records, reports and statements |
| [LS] | (L) | Full and unqualified authority to my attorney-in-fact/agent to delegate any or all of the
foregoing powers to any person or persons whom my attorney-in-fact/agent shall select |
| [—] | (M) | Access to safe deposit box(es) |
| [LS] | (N) | To authorize medical and surgical procedures |
| [LS] | (O) | All other matters |

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Durable Provision:

[Initials]

(P)

If the blank space in the block to the left is initialed by the Principal, this power of attorney shall not be affected by the subsequent disability or incompetence of the Grantor.

Other Terms: NONE

My attorney-in-fact/agent hereby accepts this appointment subject to its terms and agrees to act and perform in said fiduciary capacity consistent with my best interests as he/she in his/her best discretion deems advisable, and I affirm and ratify all acts so undertaken.

TO INDUCE ANY THIRD PARTY TO ACT HEREUNDER, I HEREBY AGREE THAT ANY THIRD PARTY RECEIVING A DULY EXECUTED COPY OR FACSIMILE OF THIS INSTRUMENT MAY ACT HEREUNDER, AND THAT REVOCATION OR TERMINATION HEREOF SHALL BE INEFFECTIVE AS TO SUCH THIRD PARTY UNLESS AND UNTIL ACTUAL NOTICE OR KNOWLEDGE OF SUCH REVOCATION OR TERMINATION SHALL HAVE BEEN RECEIVED BY SUCH THIRD PARTY, AND I FOR MYSELF AND FOR MY HEIRS, EXECUTORS, LEGAL REPRESENTATIVES AND ASSIGNS, HEREBY AGREE TO INDEMNIFY AND HOLD HARMLESS ANY SUCH THIRD PARTY FROM AND AGAINST ANY AND ALL CLAIMS THAT MAY ARISE AGAINST SUCH THIRD PARTY BY REASON OF SUCH THIRD PARTY HAVING RELIED ON THE PROVISIONS OF THIS INSTRUMENT.

Signed under seal this 9th day of NOVEMBER, 2004.

Signed in the presence of:

Witness:

Witness:

Witness:

Principal: Lawrence W. SaltenbergerState of OREGONCounty of KLAMATH

On NOV. 9th 2004 before me, MARIE A. LINDERS, appeared LAWRENCE W. SALTENBERGER, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature: Marie A. Linders

Affiant Known ☒ Produced ID
Type of ID _____

(Seal)



08539

EXHIBIT "A"
LEGAL DESCRIPTION

The following described real property also know as Lot 1, Parcel 1, in Section 20, Township 39 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of said Section 20; thence South 00 degrees 41' 55" East along the East line of said Section 20 a distance of 1840.14 feet to the true point of beginning of this description; thence continuing South along said East line a distance of 814.35 feet to a point; thence South 89 degrees 16' 53" West 199.86 feet; thence North 76 degrees 53' 48" West 97.03 feet; thence North 02 degrees 33' 50" West a distance of 795.60 feet to a point; thence East 320.00 feet to the point of beginning of this description.

Tax Account No: 3911-V2000-02000-000

Key No: 617568