

NOTE 10414-KR  
after Recording:  
Nancy Jo Mason  
22510 Pioneer Trail  
Council Bluffs, IA 51503

2011-005592

Klamath County, Oregon



00101378201100055920040049

05/06/2011 11:24:48 AM

Fee: \$52.00

**CAUTION**

This document creates a Durable Power of Attorney, granting the person whom you designate (your "agent") broad and sweeping powers. Before executing this document, you should know these important facts: You are providing your agent the power to handle your legal and business matters during your lifetime, which may include powers to mortgage, sell, or otherwise dispose of any real or personal property without advance notice or approval by you. These powers are effective if you become disabled or incompetent. This document does not authorize anyone to make medical or other health care decisions for you. You may execute a separate document for that purpose. If there is anything about this document that you do not understand, you should seek proficient legal counsel.

**THE POWERS YOU GRANT BELOW ARE EFFECTIVE IF YOU BECOME DISABLED OR INCOMPETENT.**

THIS POWER OF ATTORNEY made this 11 day of October, 2005.

I

**Willis Ward Weiser**  
Presently Residing at:  
**37835 Aspenwood Drive**  
**Chiloquin, OR**  
**97624-9801**  
(The "Principal")

**do hereby appoint**

**Nancy Jo Mason**  
Presently Residing at:  
**22510 Pioneer Trail**  
**Council Bluffs, IA**  
**51503**  
(The "Agent")

**TO ACT AS MY AGENT**

**1. Revoking Issued Powers of Attorney**

This Power of Attorney revokes all previous Power of Attorney documents signed by me.

**2. Authority to Act**

The Agent is authorized to act for me under this Power of Attorney and shall exercise all powers in my best interests and for my welfare.

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### 3. Power of Agent

I do grant and give unto said Agent the powers to:

**A. Manage your real property;**

To lease, purchase, exchange, and acquire, and to agree, bargain, and contract for the lease, purchase, exchange, and acquisition of, and to accept, take, receive, and possess any interest in real property whatsoever, on such terms and conditions, and under such covenants, as said attorney-in-fact shall deem proper; and to maintain, repair, improve, manage, insure, rent, lease, sell, convey, subject to liens, mortgage, subject to deeds of trust, and in any way or manner deal with all or any part of any interest in real property whatsoever, that the principal owns at the time of execution or may thereafter acquire, for under such terms and conditions, and under such covenants, as said attorney-in-fact shall deem proper.

**B. Handle your personal property;**

To purchase, sell or otherwise deal with any type of personal property I may have presently or in the future. This includes, but is not limited to, the power to purchase, sell, exchange, accept as gift, place as security on loans, rent, lease, mortgage or pledge.

**C. Manage your stock, bond & commodity transactions;**

To open or maintain accounts with stockbrokers; to buy, sell, endorse, transfer, hypothecate and borrow against stock, bonds or other securities.

**D. Conduct your banking transactions;**

To make, receive, sign, endorse, execute, acknowledge, deliver, and possess checks, drafts, bills of exchange, letters of credit, notes, stock certificates, withdrawal receipts and deposit instruments relating to accounts or deposits in, or certificates of deposit of, banks, savings and loan or other institutions or association for the principal.

**E. Conduct your business operating transactions;**

To conduct, engage in, and transact any and all lawful business of whatever nature or kind for the principal.

**F. Safety deposit matters;**

To have free access at any time or times to any safe deposit box or vault to which the principal might have access.

**G. Exercise rights of the settlor or grantor of a trust;**

To request, ask, demand, sue for, recover, collect, receive, hold and possess all legacies, bequests, devises, as are, owned by, or due, owing, payable, or belonging to, the principal at the time of execution or in which the principal may thereafter acquire interest, to have, use, and take all lawful means and equitable and legal remedies, procedures, and writs in the name of the principal for the collection and receiver thereof, and to adjust, sell, compromise, and agree for the same, and to make, execute, and deliver for the principal, all endorsements, acquaintances, releases, receipts, or other sufficient discharges for the same.

**H. Manage legal claims on your behalf;**

To receive or collect, any money or other things owing to me and settle, adjust or compromise any claims, accounts, or debts owing to me, including any under the Bankruptcy Act.

**I. Handle your personal and family support and care;**

To do all acts necessary for maintaining the customary standard of living of the principal, the spouse and children, and other dependents of the principal; to provide medical, dental and surgical care, hospitalization and custodial care for the principal, the spouse, and children, and other dependents of the principal; to

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continue whatever provision has been made by the principal, for the principal, the spouse, and children, and other dependents of the principal, with respect to automobiles, or other means of transportation; to continue whatever charge accounts have been operated by the principal, for the convenience of the principal, the spouse, and children, and other dependents of the principal, to open such new accounts as the attorney-in-fact shall think to be desirable for the accomplishment of any of the purposes enumerated in this section, and to pay the items charged on such accounts by any person authorized or permitted by the principal or the attorney-in-fact to make such charges; to continue the discharge of any services or duties assumed by the principal, to any parent, relative or friend of the principal; to continue payments incidental to the membership or affiliation of the principal in any church, club, society, order or other organization, or to continue contributions thereto.

**J. Collect your Social Security benefits and other government aid;**

To prepare, to execute and to file all tax, social security, unemployment insurance and information returns required by the laws of the United States, or of any state or category thereof, or of any foreign government.

**K. Manage your insurance transactions;**

To purchase, pledge, liquidate, borrow against or make claim against any insurance policy.

**L. Handle retirement plan benefits and transactions;**

To make contributions, withdrawals, roll-overs, and make elections with respect to retirement plans, including an individual retirement account.

**M. Employ agents;**

To employ agents such as legal counsel, accountants or other professional representation as may be appropriate and to grant such agents such powers of attorney or other appropriate authorization as may be required in connection with such representation or by the Internal Revenue Service or other governmental authority.

**N. Manage your tax matters;**

To make, sign and file tax returns, for any year; exercise any right or election in any tax matter and settle any tax dispute; to pay tax, interest, or penalty; to receive any refunds that might be due to me.

**O. Make gifts;**

Making gifts to my spouse, children and more remote descendants, and parents, not to exceed in the aggregate \$10,000 to each of such persons in any year.

**4. Governing Authority**

This Power of Attorney shall be governed by the laws of the State of Oregon.

**5. Stipulation**

This Power of Attorney shall be effective for me, Willis W. Weiser, regardless of my state of residence should it be necessary for its use.

**THIS POWER OF ATTORNEY SHALL BECOME EFFECTIVE AS OF THE DATE I SIGN THIS DOCUMENT  
AND SHALL NOT BE AFFECTED BY SUBSEQUENT DISABILITY OR INCAPACITY OF THE PRINCIPAL  
OR LAPSE OF TIME**

I, Willis Ward Weiser, the Principal named in the attached Power of Attorney, hereby acknowledge:

- a. THAT I have read and understand the nature and effect of the attached Power of Attorney.
- b. THAT I recognize that the Power of Attorney gives my agent broad powers over my assets, and that these powers will continue beyond the point of my mental incapacity.
- c. THAT I am of legal age in the State of Oregon to grant a Durable Power of Attorney.

IN WITNESS WHEREOF I, Willis Ward Weiser, have signed my name at the City of Klamath Falls in the State of Oregon, this 11 day of October, 2005.

Willis Ward Weiser  
Signature

**ACKNOWLEDGMENT OF NOTARY PUBLIC**

State of Oregon )  
 ) ss.  
County of Klamath )

On the 11 day of October, 2005 before me, the undersigned, a Notary Public in and for said State, personally appeared Willis Ward Weiser, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he or she executed the same in his or her capacity, and that by his or her signature on the instrument, the individual, or the entity upon behalf of which the individual acted, executed the instrument.

Amy C. Freeman

Notary Public for the State of Oregon

My commission expires: Nov 30, 2007

