

2012-002506

Klamath County, Oregon



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03/08/2012 03:43:39 PM

Fee: \$47.00

**RECORDING COVER SHEET**

ORS 205.234

This cover sheet has been prepared by the person presenting the attached instrument for recording. Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.

Reference - Escrow No. MT93054-MS  
Title Order No. 0093054

Please print or type information.

**1. AFTER RECORDING RETURN TO -**

Required by ORS 205.180(4) & 205.238:

Name: **Rebecca LaVerne Frakes**

Address: **6743 N. Haight Avenue**

City, ST Zip: **Portland, OR 97217**

**2. TITLE(S) OF THE TRANSACTION(S) - Required by ORS 205.234(1)(a)**

Note: "Transaction" means any action required or permitted by law to be recorded, including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. Enter descriptive title for the conveyance instrument:

**Document Title(s): General Durable Power of Attorney**

**3. DIRECT PARTY / GRANTOR Names and Addresses - Required by ORS 205.234(1)(b)**

Seller Name & Address: **Georgia Benedict, c/o Becky Frakes 6743 N. Haight Avenue, Portland, OR 97217**

**4. INDIRECT PARTY / GRANTEE Names and Addresses - Required by ORS 205.234(1)(b)**

Buyer Name & Address: **Rebecca LaVerne Frakes, 6743 N. Haight Avenue, Portland, OR 97217**

**5. For an instrument conveying or contracting to convey fee title, the information required by ORS 93.260:**

**UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:**

Name: **Georgia Benedict**

Address: **c/o Becky Frakes, 6743 N. Haight Avenue,**

City, ST Zip: **Portland, OR 97217**

**6. TRUE AND ACTUAL CONSIDERATION - Required by ORS 93.030 for an instrument conveying or contracting to convey fee title or any memorandum of such instrument:**

**n/a**

47Aue

## GENERAL DURABLE POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, That I, GEORGIA BENEDICT have made, constituted and appointed and by these presents do make constitute and appoint JUDY MAY HOARD my true and lawful attorney, as my attorney-in-fact for me and in my name, place and stead and for my use and benefit. In the event of the death, disability, incapacity or refusal of the said JUDY MAY HOARD to so act, then I appoint REBECCA LAVERNE FRANKS as my true and lawful attorney-in-fact for me and in my name, place and stead and for my use and benefit,

(1) To lease, let, grant, bargain, sell, contract to sell, convey, exchange, remise, release and dispose of any real or personal property of which I am now or hereafter may be possessed or in which I may have any right, title or interest, including rights of homestead, for any price or sum and upon such terms and conditions as to my said attorney may seem proper;

(2) To take possession of, manage, maintain, operate, repair and improve any and all real or personal property now or hereafter belonging to me, to pay the expense thereof, to insure and keep the same insured and to pay any and all taxes, charges and assessments that may be levied or imposed upon any thereof;

(3) To buy, sell and generally deal in and with goods, wares and merchandise of every name, nature and description and to hypothecate, pledge and encumber the same;

(4) To buy, sell, assign, transfer and deliver all or any shares of stock in my name in any corporation for any price and upon such terms as to my said attorney may seem right and proper and to receive and make payment therefor;

(5) To borrow any sums of money on such terms and at such rate of interest as to my said attorney may seem proper and to give security for the repayment of the same;

(6) To ask for, demand, recover, collect and receive all moneys, debts, rents, dues, accounts, legacies, bequests, interests, dividends and claims whatsoever which are now or which hereafter may become due, owing an payable or belonging to me and to have, use and take all lawful ways and means in my name for the recovery of any thereof by attachments, levies or otherwise;

(7) To prepare, execute and file any proof of debt and other instruments in any court and to take any proceedings under the Bankruptcy Act in connection with any sum of money or demand due or payable to me and in any such proceedings to vote in my name for the election of any trustee or trustees and to demand, receive and accept any dividend or distribution whatsoever;

(8) To adjust, settle, compromise or submit to arbitration any account, debt, claim, demand or dispute as well as matters which are now subsisting or hereafter may arise between me or my said attorney and any other person or persons;

(9) To sell, discount, endorse, negotiate and deliver any check, draft, order, bill of exchange, promissory note or other negotiable paper payable to me, and to collect, receive and apply the proceeds thereof for my use for any of the purposes aforesaid; to pay to or deposit the same or any other sum of money coming into the hands of my attorney in checking and in savings accounts in my name with any bank or banker of my attorney's selection and to draw out moneys deposited to my credit with any bank, by check or otherwise, including deposits in savings accounts, and to apply the same for any of the purposes of my business as my said attorney may deem expedient; to purchase and sell certificates of deposit; to appoint any bank or trust company's escrow agent; to transfer any asset of mine into any form or sort of trust; generally to conduct any and all banking transactions on my behalf;

(10) To make, execute and deliver any and all manner of contracts with reference to minerals, oil, gas, oil and gas rights, rents and royalties, including agreements facilitating exploration for and discovery of oil, minerals and deposits;

(11) To commence and prosecute and to defend against, answer and oppose all actions, suits and proceedings touching any of the matters aforesaid or any other matters in which I am or hereafter may be interested or concerned;

(12) To vote any stock in my name as proxy;

(13) To have access to any safety deposit box which has been or may be rented in my name or in the name of myself and any other person persons;

(14) In connection with any of the powers herein granted, to sign, make, execute, acknowledge and deliver in my name any and all deeds, contracts, bills of sale, leases, promissory notes, drafts, acceptances, evidences of debt. Obligations, mortgages, pledges, satisfactions, releases, acquaintances, receipts, bonds, writs and any and all other instruments whatsoever, with such general or special agreements and covenants, including those of warranty, as to my said attorney may seem right, proper and expedient;

(15) To employ, pay and discharge clerks, workmen, brokers and others, including counsel and attorneys in connection with the exercise of any of the foregoing powers;

(16) Generally to conduct, manage and control all my business and my property, wheresoever situate, as my said attorney may deem for my best interests, hereby releasing all third persons from responsibility for the acts and omissions of my said attorney;

~~(17) I authorize my attorney-in-fact to make health care decisions for me, including but not limited to, the administering or withholding of any type of medications or medical treatment. However, my attorney-in-fact shall not have authority to make a particular health care decision if I am able to give informed consent with respect to that decision.~~

I hereby give and grant unto my said attorney full power and authority freely to do and perform 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, hereby ratifying and confirming all that my said attorney-in-fact shall lawfully do or cause to be done by virtue hereof.

I further state that in executing this power of attorney, which I understand to be a durable power of attorney, I have sought the advice of an attorney, and understand the ramifications of my execution of said document in accordance with the Uniform Durable Power of Attorney Act. This Power of Attorney shall not be affected by subsequent incapacity of the principal.

In construing this power of attorney, it is to be understood that the undersigned may be more than one person or a corporation, and that, therefore, if the Context so requires, the singular pronoun shall be taken to mean and include the plural, the masculine, the feminine and the neuter and that generally all hereof apply equally to corporation and to more than one individual.

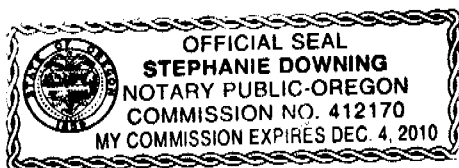
IN WITNESS WHEREOF, I have hereunto signed this instrument, on this 4 day of June, 2010.

Georgia Benedict  
GEORGIA BENEDICT

STATE OF OREGON, COUNTY OF KLAMATH ) ss.

BE IT REMEMBERED that on this, the 4 day of June, 2010 before me, a Notary Public in and for said county and state, personally appeared GEORGIA BENEDICT known to me to be the identical person described in and who executed the foregoing Power of Attorney and acknowledged to me that he/she executed the same freely and voluntarily and for the uses and purpose therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal on this, the day and year last hereinabove written.



Stephanie Downing  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: Dec 4, 2010