

NOTE 78781-KR

**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. MT78781-KR  
Title Order No. 0078781

**2013-002243**

**Klamath County, Oregon**

03/01/2013 11:54:15 AM

Fee: \$127.00

Please print or type information.

**1. AFTER RECORDING RETURN TO –**

Required by ORS 205.180(4) & 205.238:

Name: **Leo Steidlmayer, Attorney at Law**

Address: **PO Box 268**

City, ST Zip: **Colusa, CA 95932**

**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 lien instrument:

**Document Title(s): Durable Power of Attorney for Management of Property and Personal Affairs**

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

Name & Address: **Thomas W. Griffith, 5321 Walnut Drive, Williams, CA 95987**

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

Name & Address: **Matthew Griffith, 4591 King Road, Williams, CA 95987**

**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**

Name:

Address: **NO CHANGE**

City, ST Zip:

127 AMT

MILTS 781-KR

RECORDING REQUESTED BY  
AND MAILED TO:

NAME: Leo Steidlmayer  
Attorney at Law  
STREET: 659 Jay Street  
P.O. Box 268  
CITY: Colusa, CA 95932



2012-0002196

Recorded	REC FEE	56.00
Official Records		
County of	CONFORMED COPY	1.00
Colusa		
KATHLEEN MORAN		
Clerk-Recorder		

03:30PM 19-Jun-2012 JS  
Page 1 of 17

DURABLE POWER OF ATTORNEY  
FOR MANAGEMENT OF PROPERTY AND PERSONAL AFFAIRS

(TITLE OF DOCUMENT)

This page added to provide adequate space for recording information  
(Additional recording fee applies)

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DURABLE POWER OF ATTORNEY

FOR MANAGEMENT OF PROPERTY AND PERSONAL AFFAIRS

I, THOMAS W. GRIFFITH, a resident of Williams, Colusa County, California, appoint MATTHEW GRIFFITH, my son, whose address is 4591 King Road, Williams, Colusa County, California 95987, and whose telephone number is (530) 570-3333, as my attorney in fact.

I intend to create a Durable Power of Attorney (herein referred to as "this Power") pursuant to California Probate Code Section 4000 and following, specifically including the Uniform Durable Power of Attorney Act but specifically not including Section 4600 and following relating to health care. This Power is effective immediately upon its execution and shall not be affected by my subsequent disability or incapacity.

I give my attorney in fact the powers specified in this Power with the understanding that they will be used for my benefit and on my behalf and will be exercised only in a fiduciary capacity. I give the following powers:

ARTICLE ONE

POWERS

1.1. Real and Personal Property. The power to take any actions necessary or desirable for the management or maintenance of any real or personal property in which I own an interest when this Power is executed, or in which I later acquire an interest, including the power to acquire, sell, and convey ownership of property; control the manner in which property is managed, maintained, and used; change the form of title in which property is held; satisfy and grant security interests and other encumbrances on property; obtain and make claims on insurance policies covering risks of loss or damage to property; accept or remove tenants; collect proceeds generated by property; ensure that any needed repairs are made to property; exercise

1 rights of participation in real estate syndicates or other real estate ventures; make improvements  
2 to property; and perform any other acts described in California Probate Code Sections 4451 and  
3 4452, except those acts that conflict with or are limited by a more specific provision in this  
4 Power.  
5

6 1.2. Securities. The power to take any actions necessary or desirable with respect to any  
7 securities that I own when this Power becomes effective, or that are acquired thereafter,  
8 including the power to purchase and sell securities; exercise voting rights with respect to  
9 securities; collect dividends, interest, and any other proceeds generated by securities; transfer  
10 title to securities; and perform any other acts described in California Probate Code Section 4453,  
11 except those acts that conflict with or are limited by a more specific provision in this Power. For  
12 the purposes of this paragraph, the term "securities" includes stocks, bonds, mutual funds, and all  
13 other types of securities and financial instruments, except commodity futures contracts and call  
14 and put options on stocks and stock indexes.  
15

16 1.3. Financial Institutions. The power to take any actions necessary or desirable in  
17 connection with any financial institution in which I have an account or an interest in an account  
18 when this Power is executed, or in which I later acquire an account or an interest in an account,  
19 including the power to continue, modify, or terminate existing accounts; open new accounts;  
20 draw, endorse, and deposit checks, drafts, and other negotiable instruments; prepare, receive, and  
21 deliver financial statements; establish, maintain, or close safe deposit boxes; borrow money;  
22 apply for and receive travelers checks and letters of credit; extend payment periods with respect  
23 to commercial paper; and perform any other acts described in California Probate Code Section  
24 4455, except those acts that conflict with or are limited by a more specific provision in this  
25 Power. For the purposes of this paragraph, the term "financial institution" includes, but is not  
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1 limited to, banks, trust companies, savings banks, commercial banks, building and loan  
2 associations, savings and loan companies or associations, credit unions, industrial loan  
3 companies, thrift companies, and brokerage firms.  
4

5 1.4. Business Operations. The power to take any actions necessary or desirable in  
6 connection with any business venture in which I have an interest when this Power is executed, or  
7 in which I later acquire an interest, including the power to execute and enforce my obligations  
8 and rights as a partner in any general or limited partnership to the extent permitted by law and  
9 any applicable partnership agreement; enforce my rights as the holder of a bond or similar  
10 instrument issued by any business in which I have an interest; discharge my duties and enforce  
11 my rights in any sole proprietorship; expand, recapitalize, or reorganize any business to the  
12 extent my interest in that business allows; collect proceeds generated by any business in which I  
13 have an interest and to which I am entitled; sell or liquidate my interest in a business; and  
14 perform any other acts described in California Probate Code Section 4456, except those acts that  
15 conflict with or are limited by a more specific provision in this Power.  
16

17 1.5. Insurance and Annuities. The power to take any actions necessary or desirable with  
18 respect to any insurance or annuity contracts in which I have an interest when this Power is  
19 executed, or in which I later acquire an interest, including the power to acquire additional  
20 insurance coverage of any type or additional annuities; continue existing insurance or annuity  
21 contracts; agree to modifications in the terms of insurance or annuity contracts in which I have  
22 an interest; borrow against insurance or annuity contracts in which I have an interest, to the  
23 extent allowed under the contract terms; change beneficiaries under existing contracts and name  
24 beneficiaries under new contracts, including the power to designate my attorney in fact as the  
25 beneficiary; receive dividends, proceeds, and other benefits generated by the contracts; transfer  
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1 interests in insurance or annuity contracts to the extent permitted under the terms of those  
2 contracts; and perform any other acts described in California Probate Code Section 4457, except  
3 those acts that conflict with or are limited by a more specific provision in this Power.  
4

5 1.6. Retirement Plans. The power to take any actions necessary or desirable in order to  
6 maintain or participate in any retirement plan in which I have an interest when this Power is  
7 executed, or in which I later acquire an interest, including the power to select the manner in  
8 which benefits under the plan are to be paid; designate beneficiaries under the plan, including the  
9 power to designate my attorney in fact as the beneficiary; make voluntary contributions to the  
10 plan; make rollovers from one plan into another; to the extent authorized by the plan, borrow  
11 from the plan and sell the assets of the plan; and perform any other acts described in California  
12 Probate Code Section 4462, except those acts that conflict with or are limited by a more specific  
13 provision in this Power.  
14

15 1.7. Estate, Trust, and Other Beneficiary Transactions. The power to take any actions  
16 necessary or desirable in order to act, to the extent an agent is permitted to do so by law and by  
17 any controlling instrument, with respect to any estate or trust in which I have an interest when  
18 this Power is executed, or in which I later acquire an interest, including the power to receive  
19 payments to which I am entitled from any estate or trust; participate in all proceedings  
20 concerning any estate or trust in which I have an interest; execute disclaimers of any interests I  
21 may have in any estate or trust; convey or release any contingent interests I may have in any  
22 estate or trust; make any election available to a surviving spouse under California Probate Code  
23 Section 13502 or 13503; and perform any other acts described in California Probate Code  
24 Section 4458, except those acts that conflict with or are limited by a more specific provision in  
25 this Power. For the purposes of this paragraph, the term "estate or trust" means all matters that  
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1 affect a trust, probate estate, guardianship, conservatorship, escrow, custodianship, or other fund  
2 from which I am, may become, or claim to be entitled, as a beneficiary, to a share or payment.  
3 The powers described in this paragraph do not include the power to create, modify, or revoke  
4 trusts.  
5

6 1.8. Power to Create, Modify, and Revoke Trusts. The power to take any action  
7 necessary or desirable with respect to trusts that exist when this Power is executed or that are  
8 established thereafter (other than powers that I hold in a fiduciary capacity or solely by virtue of  
9 being a beneficiary of any trust), including the power to establish trusts for my benefit or the  
10 benefit of my spouse, my issue, and any other of my dependents; contribute or transfer assets to  
11 any trust in which I have an interest; and exercise any power I may have as an individual (not as  
12 a fiduciary), other than as a trust beneficiary, such as borrowing trust assets, amending or  
13 revoking a trust agreement, and voting shares of stock, but subject to the limitation that any trust  
14 I have created may be modified or revoked by my attorney in fact only if expressly permitted by  
15 the trust instrument. This paragraph shall not be construed as limiting the authority of my  
16 attorney in fact to exercise any power, with respect to trusts, that I may hold in a fiduciary  
17 capacity or as a trust beneficiary, to the extent that such authority is specifically given elsewhere  
18 in this Power.  
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21 1.9. Claims and Litigation. The power to take any actions necessary or desirable with  
22 respect to any claim that I may have or that has been asserted against me and with respect to any  
23 legal proceeding in which I have an interest when this Power is executed, or in which I later  
24 acquire an interest, including the power to institute, prosecute, and defend legal proceedings and  
25 claims on my behalf; file actions to determine adverse claims, intervene in litigation, and act as  
26 amicus curiae in any proceedings affecting my interests; seek preliminary, provisional, or  
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1 intermediate relief on my behalf; apply for the enforcement or satisfaction of judgments that  
2 have been rendered in my favor; participate fully in the development of claims and proceedings;  
3 submit any dispute in which I have an interest to arbitration; submit and accept settlement offers  
4 and participate in settlement negotiations; handle all procedural aspects, such as service of  
5 process, filing of appeals, stipulations, verifications, waivers, and all other matters in any way  
6 affecting the process of any claim or litigation; fully participate in any voluntary or involuntary  
7 bankruptcy proceeding involving me or in which I am a claimant; satisfy judgments that have  
8 been rendered against me; and perform any other acts described in California Probate Code  
9 Section 4459, except those acts that conflict with or are limited by a more specific provision in  
10 this Power.  
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13 1.10. Tax Matters. For any tax year for which the statute of limitations has not run and  
14 to the tax year in which this durable power of attorney was executed and any subsequent tax  
15 year, the power to prepare and file any and all documents and take all actions that are necessary  
16 or desirable with respect to my local, state, or federal tax liability, including the power to  
17 participate in audits; exercise my rights to protest and appeal assessments; pay amounts due to  
18 the appropriate taxing authority; execute waivers, consents, closing agreements, and similar  
19 documents related to my tax liability; participate in all procedural matters connected with my tax  
20 liability; exercise any elections that may be available to me under applicable state or federal tax  
21 laws or regulations; and perform any other acts described in California Probate Code Section  
22 4463, except those acts that conflict with or are limited by a more specific provision in this  
23 Power.  
24

25 1.11. Personal and Family Maintenance. The power to take any actions necessary or  
26 desirable in order to effectively conduct my personal affairs and to discharge any and all  
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1 obligations I may owe to myself and to family members and other third persons who are  
2 customarily or legally entitled to my support when this Power is executed, or that are undertaken  
3 thereafter, including the power to take steps to ensure that our customary standard of living is  
4 maintained; arrange for medical and dental care; continue existing charge accounts, open new  
5 charge accounts, and make payments thereon; provide for transportation; maintain  
6 correspondence; prepare, maintain, and preserve personal records and documents; maintain  
7 membership in any social, religious, or professional organization and make contributions thereto;  
8 and perform any other acts described in California Probate Code Section 4460, except those acts  
9 that conflict with or are limited by a more specific provision in this Power. If I have granted my  
10 agent under my power of attorney for health care (advance directive) the power to make certain  
11 decisions and exercise certain powers regarding my personal life and my medical care, my  
12 attorney in fact shall make any payments relating to those decisions or exercise of those powers  
13 by my health care agent, as directed by my health care agent, and is hereby released from any  
14 and all liability for making any such payments.

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17 1.12. Funeral and Burial. The power to make payments during my lifetime for my  
18 funeral or other memorial service and for burial or cremation of my remains, including the  
19 purchase of a burial plot or other place for interment of my remains or ashes, for which payments  
20 my attorney in fact shall hereby be released from an all liability.

21  
22 1.13. Gifts. The power to make gifts, grants, or other transfers without consideration, of  
23 cash or other property, either outright or in trust, including the power to forgive indebtedness and  
24 consent to gift splitting under Internal Revenue Code Section 2513 or successor sections. The  
25 powers granted under this paragraph shall be exercised, if at all, in favor of my spouse, my issue,  
26 and any other of my dependents. Any gifts made pursuant to this paragraph shall not be future  
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1 interests within the meaning of Internal Revenue Code Section 2503, and the aggregate amount  
2 of any gifts made in any one calendar year to any one individual shall not exceed the amount that  
3 may be made free of federal gift tax to a person. The limitations in the preceding sentence shall  
4 not apply to any gifts that incur no federal gift tax, such as, for example, gifts that qualify for the  
5 unlimited federal gift tax marital deduction or charitable deduction.  
6

7 1.14. Government Benefits. With respect to any government benefits either existing  
8 when this Power is executed or accruing thereafter, whether in this state or elsewhere, the power  
9 to take all actions necessary or desirable, including the power to execute and deliver vouchers  
10 related to government benefits; take possession of and store property as allowed under any  
11 government benefit program in which I have an interest; prepare and submit claims for  
12 government benefits to which I may be entitled; collect proceeds due to me under any  
13 government benefit plan; and perform any other acts described in California Probate Code  
14 Section 4461, except those acts that conflict with or are limited by a more specific provision in  
15 this Power. For the purposes of this paragraph, the term "government benefits" means benefits  
16 from social security, medicare, medicaid, or other governmental programs, or from civil or  
17 military service.  
18

19 1.15. All Other Matters. Except for those actions that conflict with or are limited by  
20 another provision in this Power, the power to act as my alter ego with respect to all matters and  
21 affairs that are not included in the other provisions in this Power, to the extent that a principal  
22 can act through an agent. This paragraph does not authorize my attorney in fact to make health  
23 care decisions, as defined in California Probate Code Section 4617.  
24

25 1.16. Incidental Powers. In connection with the exercise of any of the powers described  
26 in the preceding paragraphs, full authority, to the extent that a principal can act through an agent,  
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1 to take all actions necessary, proper, or convenient, to the extent that I could take such actions  
2 myself, including the power to prepare, execute, and file all documents and maintain records;  
3 enter into contracts; hire, discharge, and pay reasonable compensation to attorneys, accountants,  
4 expert witnesses, or other assistants; engage in litigation regarding a claim in favor of or against  
5 me; execute, acknowledge, seal, and deliver any instrument; and perform any other acts  
6 described in California Probate Code Section 4450, except those acts that conflict with or are  
7 limited by a more specific provision in this Power.  
8

## 9 ARTICLE TWO

### 10 AMPLIFYING PROVISIONS

11  
12 2.1. Reimbursement for Costs and Expenses. My attorney in fact shall be entitled to  
13 reimbursement from my property for expenditures properly made in the execution of the powers  
14 conferred by me in this Power. My attorney in fact shall keep records of any such expenditures  
15 and reimbursement.

16 2.2. No Compensation. My attorney in fact shall not be entitled to compensation for the  
17 services rendered in the execution of any of the powers conferred by me in this Power.  
18

19 2.3. Reliance by Third Parties. To induce third parties to rely upon the provisions of this  
20 Power, I, for myself and on behalf of my heirs, successors, and assigns, hereby waive any  
21 privilege that may attach to information requested by my attorney in fact in the exercise of any of  
22 the powers described herein. Moreover, on behalf of my heirs, successors, and assigns, I hereby  
23 agree to hold harmless any third party who acts in reliance upon this Power for damages or  
24 liability incurred as a result of that reliance.

25 2.4. Release of Medical Information. My attorney in fact shall make any payments  
26 required for the provision and/or release of information or photocopies of any records to my  
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1 agent under my power of attorney for health care (advance directive) regarding my personal  
2 affairs or my physical or mental health, including medical, dental, and hospital records, as  
3 directed by my health care agent. My attorney in fact shall hereby be released from any and all  
4 liability for making any such payments.  
5

6 2.5. Ratification. I ratify and confirm all that my attorney in fact does or causes to be  
7 done under the authority granted in this Power. All instruments of any sort entered into in any  
8 manner by my attorney in fact shall bind me, my estate, my heirs, successors, and assigns.  
9

10 2.6. Revocation and Amendment. I retain the right to revoke or amend this document  
11 and to substitute other attorneys in fact in place of my attorney in fact. Amendments to this  
12 document shall be made in writing by me personally (not by my attorney in fact) and they shall  
13 be attached to the original of this document and recorded in the same county or counties as the  
14 original if the original is recorded.

### 15 ARTICLE THREE

#### 16 GENERAL PROVISIONS

17 3.1. Signature of Attorney in Fact. My attorney in fact shall use the following form  
18 when signing on my behalf pursuant to this Power: "THOMAS W. GRIFFITH by MATTHEW  
19 GRIFFITH, his attorney in fact."  
20

21 3.2. Photostatic Copies. Persons dealing with my attorney in fact may rely fully on a  
22 photostatic copy of this Power.

23 3.3. Severability. If any of the provisions of this Power are found to be invalid for any  
24 reason, such invalidity shall not affect any of the other provisions of this Power, and all invalid  
25 provisions shall be wholly disregarded.

26 3.4. Governing Law. All questions pertaining to validity, interpretation, and  
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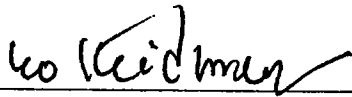
1 administration of this Power shall be determined in accordance with the laws of California.

2  
3 3.5. Explanation of Durable Power for Property Management. I understand that this  
4 Power is an important legal document. Before executing this document, my lawyer explained to  
5 me the following: (1) this document provides my attorney in fact with broad powers to dispose  
6 of, sell, convey, and encumber my real and personal property; (2) the powers granted in this  
7 Power will exist for an indefinite period of time unless I limit their duration by the terms of this  
8 Power or revoke this Power, and they will continue to exist notwithstanding my subsequent  
9 disability or incapacity; and (3) I have the right to revoke or terminate this Power at any time.

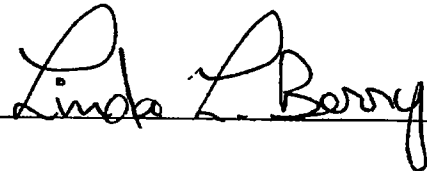
10 This Durable Power of Attorney is executed by me on December 9, 2009, at Colusa,  
11 Colusa County, California

12  
13 X   
14 THOMAS W. GRIFFITH

15 THOMAS W. GRIFFITH, being unable to write, made his mark in our presence and requested  
16 the first of the undersigned to write his name, which he did, and we now subscribe our names as  
17 witnesses thereto.

18 

(Signature of witness #1)

19  
20 

(Signature of witness #2)

21  
22  
23 Acceptance by Attorney in Fact

24  
25   
26 MATTHEW GRIFFITH

Dated: December 9, 2009

ACKNOWLEDGMENT

State of California )  
 ) ss  
County of Butte )

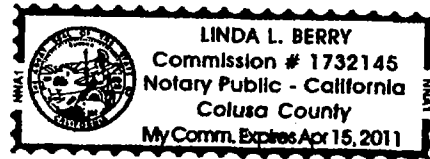
On December 9, 2009, before me, LINDA L. BERRY, a Notary Public, personally appeared THOMAS W. GRIFFITH, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California, that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

*Linda L. Berry*  
My Comm. Exp.: 04/15/2011



LAWYER'S CERTIFICATE

I am a lawyer authorized to practice law in the state where this power of attorney was executed, and the principal was my client at the time this power of attorney was executed. I have advised my client concerning his rights in connection with this power of attorney and the applicable law and the consequences of signing or not signing this power of attorney, and my client, after being so advised, has executed this power of attorney.

Dated: December 9, 2009

  
Leo Steidlmayer

Law Firm: LEO STEIDLMAIER

Address: Attorney at Law, 659 Jay Street, P.O. Box 268, Colusa, California 95932

Telephone Number: (530) 458-7795

1  
2  
3 STATEMENT OF THOMAS W. GRIFFITH

4 I, THOMAS W. GRIFFITH, am the principal under a Durable Power of Attorney for  
5 Property Management and Personal Affairs, which was prepared for me by Leo Steidlmayer and  
6 which I am executing at the same time that I am executing this statement. I hereby acknowledge  
7 that Leo Steidlmayer advised me fully concerning my rights in connection with this Durable  
8 Power of Attorney for Property Management and Personal Affairs and explained the applicable  
9 law and the consequences of signing or not signing this Durable Power of Attorney for Property  
10 Management and Personal Affairs. I have been shown and have read the warnings contained in  
11 subdivision (a) of California Probate Code Section 4128, a copy of which is attached hereto and  
12 which I have initialed.  
13

14 Executed on December 9, 2009, at Colusa, Colusa County, California.

15  
16 X Thomas W. Griffith  
17 THOMAS W. GRIFFITH  
18

19 THOMAS W. GRIFFITH, being unable to write, made his mark in our presence and requested  
20 the first of the undersigned to write his name, which he did, and we now subscribe our names as  
21 witnesses thereto.

22 Leo Gudman

(Signature of witness #1)

23  
24 Linda L. Berry

(Signature of witness #2)

**NOTICE TO PERSON EXECUTING DURABLE POWER OF ATTORNEY**

**A DURABLE POWER OF ATTORNEY IS AN IMPORTANT LEGAL DOCUMENT. BY SIGNING THE DURABLE POWER OF ATTORNEY, YOU ARE AUTHORIZING ANOTHER PERSON TO ACT FOR YOU, THE PRINCIPAL. BEFORE YOU SIGN THIS DURABLE POWER OF ATTORNEY, YOU SHOULD KNOW THESE IMPORTANT FACTS:**

**YOUR AGENT (ATTORNEY IN FACT) HAS NO DUTY TO ACT UNLESS YOU AND YOUR AGENT AGREE OTHERWISE IN WRITING.**

**THIS DOCUMENT GIVES YOUR AGENT THE POWERS TO MANAGE, DISPOSE OF, SELL, AND CONVEY YOUR REAL AND PERSONAL PROPERTY, AND TO USE YOUR PROPERTY AS SECURITY IF YOUR AGENT BORROWS MONEY ON YOUR BEHALF.**

**YOUR AGENT WILL HAVE THE RIGHT TO RECEIVE REASONABLE PAYMENT FOR SERVICES PROVIDED UNDER THIS DURABLE POWER OF ATTORNEY UNLESS YOU PROVIDE OTHERWISE IN THIS POWER OF ATTORNEY.**

**THE POWERS YOU GIVE YOUR AGENT WILL CONTINUE TO EXIST FOR YOUR ENTIRE LIFETIME, UNLESS YOU STATE THAT THE DURABLE POWER OF ATTORNEY WILL LAST FOR A SHORTER PERIOD OF TIME OR UNLESS YOU OTHERWISE TERMINATE THE DURABLE POWER OF ATTORNEY. THE POWERS YOU GIVE YOUR AGENT IN THIS DURABLE POWER OF ATTORNEY WILL CONTINUE TO EXIST EVEN IF YOU CAN NO LONGER MAKE YOUR OWN DECISIONS RESPECTING THE MANAGEMENT OF YOUR PROPERTY.**

**YOU CAN AMEND OR CHANGE THIS DURABLE POWER OF ATTORNEY ONLY BY EXECUTING A NEW DURABLE POWER OF ATTORNEY OR BY EXECUTING AN AMENDMENT THROUGH THE SAME FORMALITIES AS AN ORIGINAL. YOU HAVE THE RIGHT TO REVOKE OR TERMINATE THIS DURABLE POWER OF ATTORNEY AT ANY TIME, SO LONG AS YOU ARE COMPETENT.**

**THIS DURABLE POWER OF ATTORNEY MUST BE DATED AND MUST BE ACKNOWLEDGED BEFORE A NOTARY PUBLIC OR SIGNED BY TWO WITNESSES. IF IT IS SIGNED BY TWO WITNESSES, THEY MUST WITNESS EITHER (1) THE SIGNING OF THE POWER OF ATTORNEY OR (2) THE PRINCIPAL'S SIGNING OR ACKNOWLEDGMENT OF HIS OR HER SIGNATURE. A DURABLE POWER OF ATTORNEY THAT MAY AFFECT REAL PROPERTY SHOULD BE ACKNOWLEDGED BEFORE A NOTARY PUBLIC SO THAT IT MAY EASILY BE RECORDED.**

**YOU SHOULD READ THIS DURABLE POWER OF ATTORNEY CAREFULLY. WHEN EFFECTIVE, THIS DURABLE POWER OF ATTORNEY WILL GIVE YOUR**

1 AGENT THE RIGHT TO DEAL WITH PROPERTY THAT YOU NOW HAVE OR  
2 MIGHT ACQUIRE IN THE FUTURE. THE DURABLE POWER OF ATTORNEY IS  
3 IMPORTANT TO YOU. IF YOU DO NOT UNDERSTAND THE DURABLE POWER  
4 OF ATTORNEY, OR ANY PROVISION OF IT, THEN YOU SHOULD OBTAIN THE  
5 ASSISTANCE OF AN ATTORNEY OR OTHER QUALIFIED PERSON.

6 TWG

7 Initials



THE FOREGOING INSTRUMENT  
IS A CORRECT COPY OF THE  
ORIGINAL ON FILE IN THE  
OFFICE.

FEB 21 2013

ATTEST KATHLEEN MORAN  
COUNTY CLERK AND RECORDER IN  
AND FOR THE COUNTY OF LOS ANGELES  
STATE OF CALIFORNIA

642 *[Signature]*  
County, Cal. DEPUTY