



00179059201500128070020026

11/24/2015 10:33:52 AM

Fee: \$47.00

Durable Power of Attorney

I, Nancy Lee Seratt, a married woman who resides in Klamath Falls, Oregon, hereby appoint and designate Steven A. Seratt, my husband, as my attorney-in-fact (my "Attorney-in-fact") to act for me and for my support and benefit as set forth herein.

1. Authority to Act. This Power of Attorney is effective upon the date I sign it. My Attorney-in-fact is authorized to act as indicated below in my name, place and stead in any way which I myself could do if I were personally present, to the full extent that is permitted by law.

2. Powers of Attorney-in-fact. The Attorney-in-fact shall have the full power and authority to manage and conduct all of my affairs, and to exercise all my legal rights and powers, including those rights and powers that I may acquire in the future. I give to my Attorney-in-fact full power and authority to do each and every act as fully as I might do if I were personally present, so long as such acts are in my interest and for my support and benefit. I hereby ratify and confirm all that my Attorney-in-fact does, or causes to be done, by virtue of this Power of Attorney, and my future legal incapacity, or any change in the status of my mental competency, or its deterioration or absence, whether temporary or permanent, shall not affect the effectiveness and validity of this Power of Attorney. The rights and powers granted to my Attorney-in-fact include, without limitation, the following:

- A. **Collect and Manage.** To collect, hold, maintain, improve, invest, lease, or otherwise manage any or all of my real or personal property or any interest therein; to collect and receive any sums of money, debts, rent, bequests or other amount due and owing to me; in dealing with real property, the Attorney-in-fact may not receive any compensation that would require licensing as an Oregon real estate licensee;
- B. **Buy and Sell.** To purchase, sell, mortgage, grant options, or otherwise deal in any way regarding any real property or personal property, tangible or intangible, or any interest therein, upon such terms as the Attorney-in-fact considers proper, including the power to buy United States Treasury Bonds that may be redeemed at par to pay federal estate tax and to sell or transfer Treasury securities;
- C. **Borrow.** To borrow money, to execute promissory notes for borrowed money, and to secure any obligation by mortgage, trust deed, or pledge;
- D. **Business and Banking.** To receive, endorse and deposit checks and other negotiable paper, to deposit and withdraw funds (by check or withdrawal slips) that I now have on deposit or to which I may be entitled in the future, and generally to conduct business with any bank, savings and loan, credit union or other institution;
- E. **Tax Returns and Reports.** To prepare, sign, and file separate or joint income, gift, and other tax returns and other governmental reports and documents; to consent to any gift; to file and receive any claim for tax refund; and to represent me in all matters before the Internal Revenue Service and the Oregon Department of Revenue;
- F. **Safe Deposit Boxes.** To have access to any safety deposit box registered in my name alone or jointly with others, and to remove any property or papers located therein;
- G. **Proxy Rights.** To act as my agent or proxy for any stocks, bonds, shares, or other investments, rights, or interests I may now or hereafter hold; to establish, modify, cancel, select payment options under, and to manage retirement plans, retirement accounts, annuities, and insurance contracts on my behalf;
- H. **Legal and Administrative Proceedings.** To engage in any administrative or legal proceedings or lawsuits in connection with any matter herein, including, without limitation, any benefits or entitlements from the U.S. Social Security Administration or the Oregon Department of Human Services; and
- I. **Transfers in Trust.** To establish, modify or revoke trusts and to transfer any interest I may have in property, whether real or personal, tangible or intangible, to the trustee of any trust that I have created for my benefit.

Returned at Counter

3. **Restrictions on Attorney-in-fact's Powers.** Regardless of the above statements, my Attorney-in-fact:

- A. Cannot execute a will, a codicil, or any will substitute on my behalf;
- B. Cannot change the beneficiary on any life insurance policy that I own; and
- C. Cannot contravene any medical power of attorney I have executed whether prior or subsequent to the execution of this Power of Attorney.

4. **Reliance by Third Parties.** Third parties may rely upon the representations of the Attorney-in-fact as to all matters regarding powers granted to the Attorney-in-fact. No person who acts in reliance on the representations of the Attorney-in-fact or the authority granted under this Power of Attorney shall incur any liability to me or to my estate for permitting the Attorney-in-fact to exercise any power prior to actual knowledge that the Power of Attorney has been revoked or terminated by operation of law or otherwise.

5. **Indemnification of Attorney-in-fact.** My Attorney-in-fact shall not incur any liability to me, or others claiming through me, for acting or refraining from acting under this Power of Attorney, except for such Attorney-in-fact's violation of the law or the terms of this document.

6. **Original Counterparts.** Photocopies of this signed Power of Attorney shall be treated as original counterparts.

7. **Appointment of Guardian or Conservator.** In the event that a court decides it is necessary to appoint a guardian or conservator for me, I hereby nominate Steven A. Seratt, my husband, to be considered by the court for appointment to serve as my guardian or conservator, or in any similar representative capacity.

12. **Choice of Law.** All questions concerning the validity and construction of this Durable Power of Attorney shall be determined under the laws of Oregon.

I have signed this instrument on: 6/3/14

/s/ NANCY SERATT

Nancy Lee Seratt, Grantor

/s/

6/3/14, Witness

[Print Name] ZAKIR ALI, MD

/s/

Edna M. Johnson, Witness

[Print Name]

Notarization

State of Oregon)
County of Klamath) ss.



On 6/3/2014, Nancy Lee Seratt appeared before me and proved to my satisfaction that she is the person whose name is subscribed to this Durable Power of Attorney, and acknowledged the due execution of the foregoing instrument.

/s/

[Signature]
Notary Public for Oregon

My commission expires: 02/09/2018