

After recording

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P.O. Box 978

Alamo, CA 94507



**2016-000835**

**Klamath County, Oregon**

**01/27/2016 02:03:34 PM**

**Fee: \$47.00**

**UNIFORM STATUTORY FORM POWER OF ATTORNEY**

(California Probate Code Section 4401)

I, Lucas Gregory Newman, 287 Lark Lane, Alamo, CA 94507

appoint

Carol Valenzuela, 3776 Gover Road, Anderson, CA 96007

AND/OR

Julie Carpenter, 480 Boyd Road, Pleasant Hill, CA 94523

as my agent (attorneys-in-fact) to act for me in any lawful way with respect to the following subjects:


- Real property transactions, specifically the listing and sale of the property at 4702 Horned Lark Dr, Klamath Falls, Oregon.
- Tangible personal property transactions as it relates to the sale of the Washburn property.
- Banking and other financial institution transactions as it relates to the sale of the Washburn property.
- Estate, trust, and other beneficiary transactions.
- Tax matters as it relates to the sale of the Washburn property.

**THIS POWER OF ATTORNEY WILL BE EFFECTIVE ON NOV. 5, 2015 AND WILL BE REVOKED UPON THE CLOSE OF ESCROW FOR THE SALE OF THE PROPERTY AT 3735 WASHBURN WAY, KLAMATH FALLS, OREGON.**

If I have designated more than one agent, the agents are to act separately.

I agree that any third party who receives a copy of this document may act under it. A third party may seek identification. Revocation of the power of attorney is not effective as to a third party until the third party has actual knowledge of the revocation. I agree to indemnify the third party for any claims that arise against the third party because of reliance on this power of attorney.

Signed this 4th day of November, 2015 in the State of **California**, County of **Contra Costa**.

  
(Signature)

**LUCAS GREGORY NEWMAN**

## ACKNOWLEDGEMENT

State of: CALIFORNIA

County of: CONTRA COSTA

On 11/25/2015, before me, Teri Steele, NOTARY PUBLIC  
personally appeared

Lucas Gregory Newman

who proved to me on a satisfactory evidence to be the person(s) whose name(s)  
is/are subscribed to the within instrument and acknowledged to me that  
he/she/they executed the same in his/her/their authorized capacity(ies), and that  
by his/her/their signature(s) on the instrument the person(s), or the entity upon  
behalf of which the person(s) 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.



Teri Steele

Signature of Notary Public

(Seal)

----- OPTIONAL -----

Description of Attached Document

Title or Type of Document: Uniform Statutory Form POA

Document Date: \_\_\_\_\_

Number of Pages: \_\_\_\_\_