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NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



2017-008479

Klamath County, Oregon

07/28/2017 03:36:00 PM

Fee: \$42.00

## LIMITED POWER OF ATTORNEY

Julie Rustad

To

David Walker

SPACE RESERVED  
FOR  
RECORDER'S USE

After recording, return to (Name and Address):

David Walker

15295 China Rapids Drive  
Red Bluff, CA 96080

I, Julie Rustad

hereby appoint David Walker

as my true and lawful attorney in fact ("my attorney"), to act in my name, and for my support and benefit, for the following specific purpose(s) and no other:

- A. To sell the property located at 2858 Windsor Street, Klamath Falls, OR 97603;
- B. To negotiate the terms of a sale with any prospective buyers;
- C. If necessary, to solicit and obtain the assistance of a realtor, and to execute a realtor's contract agreeing to the terms of compensation required by said realtor;
- D. To execute a purchase agreement contract listing David A. Walker and Julie Rustad as equal sellers;
- E. To appear before any notary or other authority to execute an act of sale, deed, or other documentation required to effectuate the transfer and conveyance of the property to a hereinafter named buyer;
- F. To receive the proceeds of the sale, payoff of the mortgage to Quicken Loans (Loan #3341315954), and disburse the remainder between us in equal shares; and
- G. To cancel any homeowner's insurance on the property upon the date of sale.

I hereby give to my attorney full power and authority to do each and every act and thing as specified herein, as fully as I might or could do if personally present, hereby ratifying and confirming all that my attorney shall lawfully do or cause to be done by virtue hereof.

My attorney and all persons who rely in good faith on my attorney's actions under this power of attorney may assume that this power has not been revoked until my attorney has received actual notice either of such revocation or of my death; however, this power of attorney shall terminate immediately upon completion of the purpose stated above.

In construing this instrument, where the context so requires, the singular includes the plural.

I have signed this instrument on March 7, 2017

  
Julie Rustad

LOUISIANA, Parish of East Baton Rouge

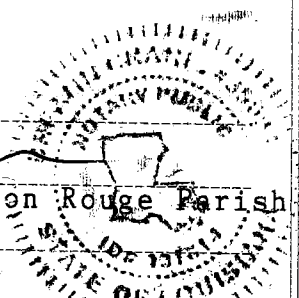
STATE OF ~~OREGON~~, County of ~~CLATSOP~~ ) ss.

This instrument was acknowledged before me on  
by Julie Rustad



BREANN CRANE  
Notary Public - ID #137814  
State of Louisiana  
La. Bar Roll No. 35094  
My Commission is for Life

Notary Public for ~~Oregon~~ East Baton Rouge Parish  
My commission expires at death



PUBLISHER'S NOTE: Use of this form in connection with real estate may subject the user to real estate licensing requirements. To avoid the need to comply with those requirements: 1) record this form in the county or counties where the real estate is located; 2) specify the address(es) of the property to be managed, controlled, and/or sold; and 3) state that the agent, in dealing with the real property, may not receive any compensation that would require the agent to be licensed under ORS 696 or other applicable law.