



12/14/2018 09:33:28 AM

Fee: \$117.00

<p>After recording return to: Karen M. Peterson 93220 Giant Oak Drive Junction City, Oregon 97448</p> <p>Until further notice send all tax statements to: Same as before</p>	<p>Lane County Clerk Lane County Deeds and Records</p> <p>2018-056239</p> <p>\$122.00</p> <p>01757945201800562390080087</p> <p>12/07/2018 09:08:30 AM</p> <p>RPR-PA Cnt=1 Stn=15 CASHIER 01</p> <p>\$40.00 \$10.00 \$11.00 \$61.00</p>
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DURABLE GENERAL POWER OF ATTORNEY FOR

KAREN M. PETERSON

1. **Appointment of Attorney and Agent in Fact.** I appoint Randy H. Peterson, as my attorney and agent in fact. If Randy H. Peterson, fails to qualify or ceases to act as my attorney and agent in fact for any reason, I appoint Kim M. Krause as my primary, alternate attorney and agent in fact. If Kim M. Krause fails to qualify or ceases to act as my attorney and agent in fact for any reason, I appoint George L. Derr as my secondary, alternate attorney and agent in fact, with authority to nominate a successor.
2. **General Grant of Powers.** I grant to my attorney and agent in fact the power to do and perform in a fiduciary capacity anything of any character which I might do or perform, including, without limitation, the powers set forth below in paragraphs 3, 4 and 5, but excluding those matters expressly not permitted under this Power of Attorney or as provided by law. Without limiting the foregoing, my attorney and agent in fact shall have all the rights, powers, and duties given to a conservator and to a trustee under Oregon law.
3. **Effect of Disability.** This Power of Attorney is intended to be a durable power of attorney. Accordingly, the grant of the powers herein shall not be affected by my subsequent incapacity or mental incompetence.
4. **Powers Relating to Property.** My attorney and agent in fact may exercise the following powers relating to my property.
 - 4.1. **Collection.** The power to demand, sue for, or use other lawful means to obtain, collect, and take possession and control of any sums of money, debts, checks, accounts, interest, dividends, annuities, rents, goods, chattels, inheritances, insurance benefits, social security benefits, unemployment benefits, veteran's benefits, and any other claims and rights whatsoever which are now or may hereafter become due, owing, payable, or belonging to me, and to compromise, settle, arbitrate, abandon, or otherwise deal with any such claims.
 - 4.2. **Disposition.** The power to sell, convey, transfer, encumber, exchange, convert, partition, grant an option on, abandon, or otherwise dispose of all or any part of my property.
 - 4.3. **Investments.** The power to acquire and retain for any period of time as investments, without diversification as to kind or amount, any real or personal property, or interest in such property (including undivided, temporary, and remainder interests), income or non-income producing, located within or without the United States, and including without limitation, notes, bonds, debentures, mortgages and other obligations, secured or unsecured, common and preferred stocks, mutual funds, legal and discretionary trust funds, general and limited partnership interests, leases and securities of any corporate attorney and agent in fact or any corporation owning stock of the corporate attorney and agent in fact or of any subsidiary or

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affiliate of or successor to such corporation.

4.4. Management. The power to take possession, custody, control, and otherwise manage any of my property, or my interest in such property, including without limitation, the power (i) to protect, develop, subdivide, and consolidate such property, (ii) to sell or lease such property upon any reasonable terms and conditions (including options to renew or purchase) for any period of time and to modify, renew or extend any existing leases, (iii) to erect, repair, or make improvements to any building or other property and to remove existing structures, (iv) to establish and maintain reserves for the maintenance, protection, and improvements of such property and for other purposes, (v) to initiate or continue farming, mining, or timber operations on such property, (vi) to purchase and carry casualty and liability insurance, (vii) to grant or release easements with respect to such property, (viii) to dedicate or withdraw from dedication such property from public use, and (ix) to join with co-owners in exercising any such powers; and in connection therewith, to make, execute, acknowledge and deliver any lease, rental agreement, earnest money agreement, land sale contract, escrow instruction, deed or instruments of lease, conveyance or assignment or other documents of any kind which may be necessary or desirable in the sale, maintenance, management or lease of the described real property; to receive possession of the lease or sale proceeds from the buyer or lessee; to distribute all moneys and other obligations given as consideration for the sale or lease of such real property; and to do each and every act with respect to the sale, lease, maintenance or management of the real property as I might do if personally present.


4.4.1 Currently Owned Property. I currently own the following properties:

- a. 93220 Giant Oak Drive, Junction City, Lane County, Oregon 97448, and which is more particularly described, on attached exhibit A, which is, by the reference, incorporated herein, as though fully set forth.
- b. 1882 Iron Wheel Court, La Pine, Klamath County, Oregon 97739, and which is more particularly described, as follows:

**LOT 14 in BLOCK 4, of WAGON TRAIL ACREAGES NO. 1, FIRST
ADDITION, according to the Official Plat thereof on file in the Office of the
County Clerk, of Klamath County, Oregon**

4.4.2 Later Acquired Properties. With regards to any other real property acquired after the date of this Durable General Power of Attorney, I confer the same authority with regards to such real property as granted to my agent and attorney and agent in fact under paragraph 4.1 herein above.

4.5. Business Interests. The power to continue to own, or to form initially, and operate any business interest, whether in the form of a proprietorship, limited liability company, corporation, general or limited partnership, joint venture, or other organization, including without limitation, the power (i) to effect incorporation, dissolution, or other change in the form of the organization of such business interest, (ii) to dispose of any part of such business interest or to acquire the interest of others, (iii) to continue, enter into, modify, or terminate any agreements relating to any such business interest, and (iv) to invest capital or additional capital in or lend money to such business interest.


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4.6. Borrowing Money. The power (i) to borrow money for my benefit from my attorney and agent in fact, individually, or from others, upon any terms and conditions, (ii) to secure the payment of any amount so borrowed by mortgaging, pledging, or otherwise encumbering any of my property, and (iii) to modify, renew, or extend the time for payment of any obligation payable by me for any period or periods of time and upon any terms and conditions.

4.7. Lending Money. The power (i) to lend money to any person upon any terms and conditions, (ii) to modify, renew or extend the time for payment of any obligation, secured or unsecured, payable to me for any period or periods of time and upon any terms and conditions, and (iii) to foreclose as an incident to the collection of any obligation, any deed of trust or other lien securing such obligation, to bid on the property at such foreclosure sale, or otherwise acquire the property without foreclosure and to retain the property so obtained.

4.8. Holding Property in Nominee Form. The power to register and hold any securities or other property in the name of a nominee or in any other form without disclosure of the agency relationship, or to hold the same in such form that they will pass by delivery.

4.9. Security Rights. With regard to securities, the power (i) to vote any such securities in person or by proxy, (ii) to consent to or participate in any contract, lease, mortgage, foreclosure, voting trust, purchase, sale, or other action by any corporation, company or association, (iii) to consent to or participate in, facilitate, and implement any plan of incorporation, reorganization, consolidation, merger, liquidation, readjustment, or other similar plan with respect to any such corporation, company, or association, and (iv) to exercise all options, rights, and privileges, including the exercise or sale of conversion, subscription, or other rights of whatever nature pertaining to any such securities and to subscribe for additional securities or other property.

4.10. Gifts. The power to make gifts of my property to my descendants and any spouse of a descendant of mine (even if the donee is acting as my attorney and agent in fact), in amounts not to exceed the annual exclusion as then determined for federal gift tax purposes under §2503 of the Internal Revenue Code. Any such gifts shall be made in such manner as my attorney and agent in fact may deem appropriate, including without limitation, outright gifts, gifts in trust, or gifts to a custodian under a uniform gifts or transfers to minors act, if, in the opinion of my attorney and agent in fact, such gifts are advisable for tax purposes and the value of my remaining property is more than sufficient to provide for my continued support and medical care in accordance with my customary standard of living.

4.11. Transfer of Property to and Withdrawal of Property from Revocable Trust. Provided that such transfers, conveyances or withdrawals from my trust have been pre-approved in writing by my attorney George L. Derr, or such other attorney-at-law acting on my behalf and in my best interests, and are done in good faith and for my benefit, only, and so long as said trust(s) remains revocable, the power to transfer and convey my property to, and withdraw my property from, (i) any revocable trust established by me during my lifetime, or (ii) any revocable trust established by my attorney and agent in fact during my lifetime which directs the trustee, or trustees, to administer the trust for my benefit and to distribute the trust property to my beneficiaries and estate upon my death.

4.12. Disclaimers. The power to disclaim or renounce, in whole or in part, any real property or interest

in such property passing to me by gift, inheritance, or otherwise.

4.13. Retirement Assets. With respect to any individual retirement account or other tax qualified asset, the power to open and close accounts, change beneficiary designations, make withdrawals, change distribution plans to the extent allowable by law, and do all things with respect to such accounts I can do in my own name.

5. Powers Relating to Personal Affairs. My attorney and agent in fact may exercise the following powers relating to support, personal affairs, and health care.


5.1. Support. The power to do any acts, including disbursing of any monies belonging to me, which, in the opinion of my attorney and agent in fact, may be necessary or proper for the support and maintenance of my dependents or me in accordance with our customary standard of living, including without limitation, provisions for housing, clothing, food, transportation, recreation, education, and the employing of any person whose services may be needed for such purposes.

5.2. Personal Affairs. The power to do any acts, including the disbursing of any monies belonging to me, which, in the opinion of my attorney and agent in fact, may be necessary or proper in connection with the conduct of my personal affairs, including without limitation, (i) continuation, use, or termination of any charge or credit accounts, (ii) payments or contributions to any charitable, religious, or educational organizations, (iii) dealing with my mail and representing me in any matter concerning the U.S. Postal Service, (iv) continuation or discontinuation of my membership in any club or other organization and (v) acceptance or resignation, on my behalf, from any offices or positions I hold (including fiduciary positions).

5.3. Healthcare. The power to do any acts, including the disbursing of any monies belonging to me, which, in the opinion of my attorney and agent in fact, may be necessary or proper for any purpose in connection with the medical, dental, surgical, psychiatric or custodial care and treatment of my dependents or me, including, without limitation, the power (i) to provide for such care and treatment at any hospital, nursing home, or institution or for the employing of any physician, psychiatrist, nurse, or other person whose services may be needed for such care, (ii) to receive confidential medical information regarding me, to waive on my behalf any physician- patient or other privilege, and to consent to the release of my medical information.

6. Miscellaneous Powers. My attorney and agent in fact may exercise the following powers:

6.1. Tax Matters. The power to perform all acts I might perform with respect to federal, state, local, and foreign taxes, for prior tax years and those ending subsequent to the date of this power of attorney, including without limitation, the power (i) to make, execute, and file returns, amended returns, powers of attorney, and declarations of estimated tax, joint or otherwise, (ii) to represent me before any office of the Internal Revenue Service or other taxing authority with respect to any audit or other tax matter involving any tax year or period, (iii) to receive confidential information, (iv) to receive, endorse, and collect checks refunding taxes, penalties, or interest, (v) to execute waivers of restrictions on assessment or collection of deficiencies in tax, (vi) to execute consents extending the statutory period for assessment or collection of taxes, (vii) to execute and prosecute protests or claims for refund or applications for correction of assessed value, (viii) to execute closing agreements, (ix) to prosecute, defend, compromise, and settle any tax matter,


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and (x) to delegate authority to or substitute another agent or attorney respecting any such taxes or tax matters.

6.2. Banking Transactions. The power (i) to make deposits in or withdrawals from any account of mine in any banking, trust, or investment institution, whether such account is owned by me individually or jointly with another person, (ii) to open any account or interest with any such institution in my name, (iii) to endorse any checks or negotiable instruments payable to me for collection or deposit to such accounts and to sign, execute, and deliver checks or drafts on such accounts, and (iv) to exercise any right, option, or privilege pertaining to any account, deposit, certificate of deposit, or other interest with such institution.

6.3. Safe Deposits. The power (i) to have access to any safe deposit box held in my name, (ii) to lease one or more safe deposit boxes for safekeeping of my assets, and (iii) to deal with the contents of any safe deposit box, including the removal of such contents.

6.4. Legal and Other Actions. The power to cause to be commenced, prosecuted, defended, appealed, compromised, settled, arbitrated, or discontinued in my name as plaintiff or defendant, as the case may be, any legal or equitable proceeding, judicial or administrative.

6.5. Employment of Advisors. The power to employ persons and firms to advise or assist my attorney and agent in fact, including without limitation, agents, accountants, auditors, brokers, attorneys-at-law, custodians, investment counsel, rental agents, realtors, and appraisers.

6.6. Legal Documents. The power to make, execute, endorse, acknowledge, and deliver any and all instruments under seal, oath, verification or otherwise, including without limitation, contracts, assignments, endorsements, releases, compromises, deeds, leases, mortgages, deeds of trust, security agreements, options, stock powers, proxies, promissory notes, bonds, financing statements, subordination agreements, checks, and negotiable instruments.

7. Restrictions on Exercise of Powers. Notwithstanding the grant of powers in this Power of Attorney, my attorney and agent in fact shall have no power (i) to deal with insurance policies I may own on the life of my attorney and agent in fact, or (ii) except as specifically authorized by this Power of Attorney, to cause assets to pass to my attorney and agent in fact or others in discharge of the legal obligations of my attorney and agent in fact, whether by inter vivos transfer, designation of beneficiary of any contract, or otherwise.

8. Administrative Provisions.

8.1. Accounting. My attorney and agent in fact shall keep full and accurate inventories and accounts of all transactions taken on my behalf. Such records shall be made available for inspection upon request by me or by my guardian, custodian, or personal representative.

8.2. Third Party Reliance. Third parties may rely upon the representations of my attorney and agent in fact as to all matters relating to any power granted to my attorney and agent in fact, and no person who acts in reliance upon such representations shall incur any liability to me or my estate as a result of permitting my attorney and agent in fact to exercise any power.

8.3. Removal of Attorney and agent in fact. I have the right to remove an attorney and agent in fact at any time in a writing signed by me and acknowledged before a notary public. Any attorney and agent in fact is automatically removed by any of the following: if acting in a fiduciary capacity for my benefit, any suit or action taken against that fiduciary for breach of duty against me; and for all agents in fact, any determination of incapacity of that agent.

8.4. Resignation of Attorney and agent in fact. An attorney and agent in fact shall have the right to resign in a writing signed by the attorney and agent in fact and acknowledged before a notary public and delivered to me and to any other attorney and agent in fact acting under this Power of Attorney or, if none, to the named successor attorney and agent in fact, if any.

8.5. Partial Invalidity. If any part of this Power of Attorney is declared invalid or unenforceable under applicable law, such decision shall not affect the validity of the remaining parts.

8.6. Revocation of Prior Powers of Attorney. I hereby revoke all powers of attorney which have been previously executed by me.

8.7. Limited Liability of Attorney and agent in fact. My attorney and agent in fact shall not have an affirmative duty to act under this Power of Attorney and shall not be liable for any claim or demand arising out of acts or omissions of my attorney and agent in fact, except for willful misconduct or gross negligence.

8.8. Counterparts and Certified Copies. A counterpart original of this instrument, or a copy of this instrument certified by an attorney and agent in fact to be a true copy of this instrument, shall be considered equivalent in all respects to the original instrument itself.

8.9 HIPAA. To be my personal representative as defined by Health Insurance Portability and Accountability Act (HIPAA) of 1996, including all amendments thereto; and treated as I would be treated with respect to my rights regarding the use and disclosure of my individually identifiable health information or other medical records pursuant to HIPAA; and,

8.9.1 To request, receive and review all protected health information, verbal or written, regarding my personal affairs or my physical or mental health, including medical and hospital records and billing records and statements, from any physician, healthcare professional, dentist, hospital, clinic, laboratory, pharmacy, or other health care provider, any insurance company, and any health care clearinghouse that has provided treatment or services to me or that has paid for or is seeking payment from me for such services. This information shall include all information relating to the diagnosis and treatment of mental illness and substance abuse; and,

8.9.2 To execute any releases or other documents on my behalf that may be required in order to obtain any of the information described in the preceding paragraph, including an Authorization to Use & Disclose Protected Health Information; and to disclose or deny such information to such persons, organizations, firms or corporations as my health care representative shall deem appropriate. This authority given to my personal representative shall supersede any prior agreement that I may have made with my health care providers to restrict access to or disclosure of my health information.

8.9.3 Consent to Confer with Physician. This section shall serve as my irrevocable consent under all applicable state and federal laws to all my attending, treating or regular physicians to confer with my successor Trustee and family members to make a determination with regards to a my incapacity.

9. Liability of Those Who Refuse to Rely. I direct all banks, savings and loan associations, credit unions, safe deposit companies, brokers, corporations which are issuers or transfer agents of stocks, bonds, or other securities, and all other firms, persons or corporations which may have custody or control of any money, accounts, securities of any type, safe deposit boxes or their contents or other assets or property of any kind or description which I may own or to which I have the right to access, or in which I have any interest, to grant to my attorney and agent in fact access to and control over any of the items referred to in this paragraph. If such access or control is denied, I direct that any such firm, person, or corporation responsible for such denial shall be liable for any resulting civil damages (including punitive damages) to the same extent as if I personally had been denied such access or control upon due demand made by me personally. I authorize my attorney and agent in fact to institute suits and to take any other legal actions considered by my attorney and agent in fact to be necessary and appropriate to compel any such firm, person, or corporation to grant to my attorney and agent in fact such access and control.

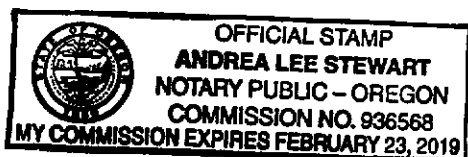
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 9 day of October, 2018.

Karen M. Peterson
Karen M. Peterson

STATE OF OREGON)
) ss.
County of Lane)

On October 9, 2018, Karen M. Peterson, personally appeared before me and acknowledged the foregoing instrument to be her voluntary act and deed.

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



Andrea Stewart
Notary Public for the state of Oregon

EXHIBIT "A"

Beginning at a point 491.7 feet North of the Northeast corner of the William S. Jones Donation Land Claim No. 63, Township 16 South, Range 5 West of the Willamette Meridian; thence North 1089.0 feet; thence East 500.0 feet parallel with the centerline of County Road No. 423, to a point 820.0 feet West of the east line of the Benjamin F. Helm Donation Land Claim No. 47 of said township and range; thence South 1089.0 feet parallel with the East line of said Helm Claim No. 47; thence West 500.0 feet, more or less to the Point of Beginning, in Lane County Oregon.

EXCEPT: Commencing at the Northeast corner of the Benjamin F. Helm Donation Land Claim No. 47; in Section 8 Township 16 South, Range 5 West of the Willamette Meridian; thence South 1,072.5 feet along the East boundary line of said Donation Land Claim No. 47; thence West 893.0 feet parallel with the center line of County Road No. 423 to the True Point of Beginning; thence East 73.0 feet parallel with the center line of County Road No. 423; thence South 100.0 feet parallel with the East boundary line of said Donation Land Claim 47; thence Northwest to the Point of Beginning, in Lane County Oregon.

ALSO: Beginning at the Northeast corner of the William S. Jones Donation Land Claim No. 63. Township 16 South, Range 5 West of the Willamette Meridian; thence East 90.0 feet to a point 1230.0 feet West of the East line of the Benjamin F. Helm Donation Land Claim No. 47, said township and range; thence North 60.0 feet parallel with the East line of said Claim no. 47; thence West 30.0 feet; thence North 431.7 feet parallel with and 1260.0 feet West of the East line of said Claim No. 47; thence 60.0 feet; thence South 491.7 feet, to the Point of Beginning, in Lane County, Oregon.