

**2019-004174**

**Klamath County, Oregon**

**04/19/2019 09:17:01 AM**

**Fee: \$107.00**

WHEN RECORDED RETURN TO:  
MAIL TAX STATEMENT TO:  
Ace Land Investments LLC  
PO Box 23740  
Overland Park, KS 66283

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**WARRANTY DEED**

THE GRANTOR(S),

- Cheryl White Sherman as Statutory Durable Power of Attorney for Richard W. Sherman, 324 Whitewater Dr., Bertram, TX 78605,

for and in consideration of: \$3,450 and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- Ace Land Investments LLC with a mailing address of PO Box 23740, Overland Park, KS 66283,  
the following described real estate, situated in the County of Klamath, State of Oregon:

Lot 29, Block 78, EIGHTH ADDITION TO NIMROD RIVER PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

346833

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and that Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES

OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

**Grantor Signatures:**

DATED: 4/15/19

Cheryl White Sherman

Cheryl White Sherman as Statutory  
Durable Power of Attorney for Richard  
W. Sherman  
324 Whitewater Dr., Bertram, TX 78605

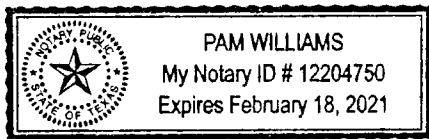
**Grantor Signatures:**

DATED: \_\_\_\_\_

4-15-19

STATE OF Texas  
COUNTY OF Williamson, ss:

This instrument was acknowledged before me on this 15 day of April,  
2019 by Cheryl White Sherman as Statutory Durable Power of Attorney for Richard W.  
Sherman.



Pam Williams

Notary Public  
Signature of person taking  
acknowledgment

Relationship Builder II  
Title (and Rank)

My commission expires 2/18/21



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## STATUTORY DURABLE POWER OF ATTORNEY

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**NOTICE: THE POWERS GRANTED BY THIS DOCUMENT ARE BROAD AND SWEEPING. THEY ARE EXPLAINED IN THE DURABLE POWER OF ATTORNEY ACT, CHAPTER XII, TEXAS PROBATE CODE. IF YOU HAVE ANY QUESTIONS ABOUT THESE POWERS, OBTAIN COMPETENT LEGAL ADVICE. THIS DOCUMENT DOES NOT AUTHORIZE ANYONE TO MAKE MEDICAL AND OTHER HEALTH-CARE DECISIONS FOR YOU. YOU MAY REVOKE THIS POWER OF ATTORNEY IF YOU LATER WISH TO DO SO.**

I, **RICHARD "DICK" W. SHERMAN**, 324 Whitewater Drive, Bertram, Texas 78605-4543, my social security number being **XXX-XX-1715**, appoint **CHERYL WHITE SHERMAN**, 324 Whitewater Drive, Bertram, Texas 78605-4543, as my agent (attorney-in-fact) to act for me in any lawful way with respect to the following powers except for a power that I have crossed out below:

TO WITHHOLD A POWER, YOU MUST CROSS OUT EACH POWER WITHHELD:

Real property transactions;  
Tangible personal property transactions;  
Stock and bond transactions;  
Commodity and option transactions;  
Banking and other financial institution transactions;  
Business operating transactions;  
Insurance and annuity transactions;  
Estate, trust, and other beneficiary transactions;  
Claims and litigation;  
Personal and family maintenance;  
Benefits from social security, Medicare, Medicaid, or other governmental programs or civil or military service;  
Retirement plan transactions;  
Tax matters;

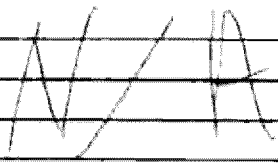
**IF NO POWER LISTED ABOVE IS CROSSED OUT, THIS DOCUMENT SHALL BE CONSTRUED AND INTERPRETED AS A GENERAL POWER OF ATTORNEY AND MY AGENT (ATTORNEY IN FACT) SHALL HAVE THE POWER AND AUTHORITY TO PERFORM OR UNDERTAKE ANY ACTION I COULD PERFORM OR UNDERTAKE IF I WERE PERSONALLY PRESENT.**

### SPECIAL INSTRUCTIONS:

Special instructions applicable to gifts (initial in front of the following sentence to have it apply):

I grant my agent (attorney in fact) the power to apply my property to make gifts, except that the amount of a gift to an individual may not exceed the amount of annual exclusions allowed from the federal gift tax for the calendar year of the gift.

ON THE FOLLOWING LINES YOU MAY GIVE SPECIAL INSTRUCTIONS LIMITING OR EXTENDING THE POWERS GRANTED TO YOUR AGENT.



UNLESS YOU DIRECT OTHERWISE ABOVE, THIS POWER OF ATTORNEY IS EFFECTIVE IMMEDIATELY AND WILL CONTINUE UNTIL IT IS REVOKED.

CHOOSE ONE OF THE FOLLOWING ALTERNATIVES BY CROSSING OUT THE ALTERNATIVE NOT CHOSEN:

- (A) This power of attorney is not affected by my subsequent disability or incapacity.
- (B) This power of attorney becomes effective upon my disability or incapacity.

YOU SHOULD CHOOSE ALTERNATIVE (A) IF THIS POWER OF ATTORNEY IS TO BECOME EFFECTIVE ON THE DATE IT IS EXECUTED.

IF NEITHER (A) NOR (B) IS CROSSED OUT, IT WILL BE ASSUMED THAT YOU CHOSE ALTERNATIVE (A).

If Alternative (B) is chosen and a definition of my disability or incapacity is not contained in this power of attorney, I shall be considered disabled or incapacitated for purposes of this power of attorney if a physician certifies in writing at a date later than the date this power of attorney is executed that, based on the physician's medical examination of me, I am mentally incapable of managing my financial affairs. I authorize the physician who examines me for this purpose to disclose my physical or mental condition to another person for purposes of this power of attorney. A third party who accepts this power of attorney is fully protected from any action taken under this power of attorney that is based on the determination made by a physician of my disability or incapacity.

I agree that any third party who receives a copy of this document may act under it. Revocation of the durable power of attorney is not effective as to a third party until the third party receives actual notice 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.

If any agent named by me dies, becomes legally disabled, resigns, or refuses to act, I name the following (each to act alone and successively, in the order named) as successor(s) to that agent:

- (1) **FIRST SUCCESSOR'S NAME:**  
**FIRST SUCCESSOR'S ADDRESS:**

Clara J White-Sherman  
324 Wilshire Dr.  
Bertram, TX 78605

- (2) **SECOND SUCCESSOR'S NAME:**  
**SECOND SUCCESSOR'S ADDRESS:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signed this 29 day of March, 2019.

Richard Dick W. Sherman  
**Richard "Dick" W. Sherman, Principal**

**ACKNOWLEDGMENT**

STATE OF TEXAS

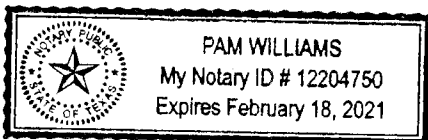
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COUNTY OF BURNET

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This document was acknowledged before me on this 29 day of March, 2019 by **Richard "Dick" W. Sherman.**



Pam Williams  
Notary Public in and for the State of Texas

**WARNING TO AGENT**

THE ATTORNEY IN FACT OR AGENT, BY ACCEPTING OR ACTING UNDER THE APPOINTMENT, ASSUMES THE FIDUCIARY AND OTHER LEGAL RESPONSIBILITIES OF AN AGENT.



FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

*Janet Parker*

Janet Parker, County Clerk

Burnet County Texas

3/29/2019 2:14:32 PM

FEE: \$34.00

201903058

PA