

After recording, return to
(File No. 66402001)

2019-012170
Klamath County, Oregon
10/17/2019 08:18:01 AM
Fee: \$122.00

Theresa M. Wade
1011 Commercial Street NE
Salem, OR 97301

Until a change is requested, all tax statements shall
be sent to the following address:

Monty C. Oriet, Trustee
4172 SE 12th Street
Gresham, OR 97080

STATUTORY WARRANTY DEED
(ORS 93.850)

Monty C. Oriet and Patricia B. Oriet (through Durable Power of Attorney), as husband and wife, Grantors, convey and warrant to **Monty C. Oriet, Trustee of the Monty C. Oriet Trust dated October 9, 2019**, Grantee, the following described real property situated in Klamath County, State of Oregon, free of encumbrances except as specifically set forth herein:

Lot 5, Block 2, Tract No. 1052, CRESCENT PINES, in the City of Klamath, State of Oregon

and commonly known as 140239 Pine Creek Loop, Crescent Lake, OR 97733, bearing Tax Account No. 147497.

The true consideration for this conveyance is \$0.00 (transfer to Trust). The purpose of this deed is to transfer the property listed above to the **Monty C. Oriet Trust dated October 9, 2019**.

SUBJECT TO:

1. All liens and encumbrances of record.
2. Proceedings by a public agency which may result in taxes or assessments or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
3. Easements, liens, encumbrances, interests, or claims thereof which are not shown by the public records; any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose and which are not shown by the public records.
5. The rights of the public in and to that portion of the herein described property lying within the limits of public roads, streets, highways, or right-of ways.
6. Unpatented mining claims; reservations or exceptions in patents or in acts authorizing the issuance thereof; water rights, claims or title to water, whether or not shown by the public records.

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

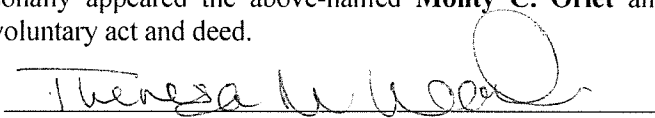
DATED this 9th day of October, 2019.



Monty C. Oriet

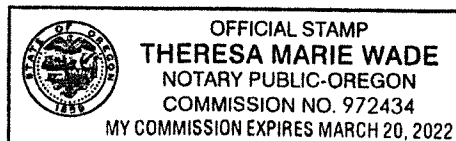
STATE OF OREGON)
) ss.
County of Marion)

On this 9th day of October, 2019, personally appeared the above-named **Monty C. Oriet** and acknowledged the foregoing instrument to be his voluntary act and deed.



NOTARY PUBLIC FOR OREGON
My Commission Expires: 3-20-2022

4815-4407-5945, v. 1



DURABLE POWER OF ATTORNEY

I, **Patricia Oriet**, of Gresham, Oregon, do hereby revoke all prior Durable Powers of Attorney and appoint **Monty C. Oriet** my Agent and attorney-in-fact (hereinafter referred to as "my Agent"). At the time of signing this document, I affirm that I am not now suffering from any mental incapacity nor do I have any cognitive impairment. I further acknowledge that there are substantial powers granted under this document, and that I have selected my Agent carefully, recognizing that mistakes in judgment or misuse of these powers might occur and be discovered only after the event. The term "my Agent" in this power of attorney shall include any alternate agent who is authorized to act under this paragraph. My Agent shall have power and authority to:

1. **Support**. Make expenditures for my health, education, support, maintenance and general welfare, and for the health, education, support, and maintenance of any members of my immediate family who are or become dependent upon me for support.

2. **Manage and Dispose of Assets**. Take possession of, retain, change the form of, manage, maintain, improve, lease, grant options on, encumber, sell, exchange or otherwise dispose of any of my real or personal property or any interest in property, in any manner and on any terms my Agent considers to be in my best interests.

3. **Checks and Notes**. Receive, endorse, sign, sell, discount, deliver and deposit checks, drafts, notes and negotiable or nonnegotiable instruments, including any drawn on the Treasury of the United States or the state of Oregon or any other state or governmental entity.

4. **Financial Institutions**. Enter into any transaction with and contract for any services rendered by a financial institution, including continuing, modifying or terminating existing accounts; opening new accounts; drawing, endorsing or depositing checks, drafts and other negotiable instruments; acquiring and transferring certificates of deposit; withdrawing funds deposited in my name alone or in my name and the name of any other person or persons; and providing or receiving financial statements. "Financial institutions" means banks, trust companies, savings banks, commercial banks, savings and loan associations, credit unions, loan companies, thrift institutions, mutual fund companies, investment advisors, brokerage firms and other similar institutions.

5. **Investments and Securities Transactions**. Invest and reinvest in common or preferred stocks, bonds, mutual funds, common trust funds, money market accounts, secured and unsecured obligations, mortgages and other real or personal property; engage in investment transactions (including transactions involving margin accounts or commodities contracts) with any financial institution; and hold my securities in the name of my Agent's nominee or in unregistered form.

6. **Insurance and Annuity Contracts**. Purchase, maintain, modify, renew, convert, exchange, borrow against, surrender, cancel and collect or select payment options under any insurance or annuity contract. This power shall extend to any insurance I own on the life of my Agent. Any receipt, release or other instrument executed by my Agent in connection with any insurance or annuity contract shall be binding and conclusive upon all persons.

7. **Business Interests.** Continue, participate in, sell, reorganize or liquidate any business or other enterprise owned by me, either alone or with any other person or persons.

8. **Voting.** Appear and vote for me in person or by proxy at any corporate or other meeting.

9. **Flower Bonds.** Purchase U.S. Treasury bonds redeemable at par in payment of federal estate tax, and borrow funds and pledge the bonds as collateral to make the purchase.

10. **Retirement Plans.** Establish, modify, contribute to, select payment options under, make elections under, receive payments from, make rollovers to and take any other steps I might take with respect to IRA accounts and other retirement plans.

11. **Credit Cards.** Cancel or continue my credit cards and charge accounts, use my credit cards to make purchases and sign charge slips on my behalf.

12. **Collections.** Demand and collect any money or property owed to me and give a receipt or discharge for the money or property collected.

13. **Debts.** Pay my debts and other obligations.

14. **Litigation.** Sue upon, defend, compromise or submit to arbitration any controversies in which I may be interested; and act in my name in connection with any complaint, proceeding or suit.

15. **Borrowing.** Borrow in any manner and on any terms my Agent considers to be in my best interests (including borrowing from my Agent's own funds), and give security for repayment.

16. **Lending.** Lend funds to any person (including my Agent), provided that the loan is adequately secured and bears a reasonable rate of interest.

17. **Taxes and Assessments.** Pay any tax or assessment; appear for and represent me, in person or by attorney, in all tax matters; execute any power of attorney forms required by the Internal Revenue Service, the Oregon Department of Revenue or any other taxing authority; receive confidential information from any taxing authority; prepare, sign and file federal, state, and local tax returns and reports for all tax matters, including income, gift, estate, inheritance, generation-skipping, sales, business, FICA, payroll and property tax matters; execute waivers, including waivers of restrictions on assessment or collection of tax deficiencies and waivers of notice of disallowance of a claim for credit or refund; execute consents, closing agreements and other documents related to my tax liability; make any elections available under federal or state tax law; and delegate authority or substitute another representative with respect to all matters described in this paragraph.

18. **Government Benefits.** Perform any act necessary or desirable (including acting as representative payee) in order for me or my spouse to qualify for and receive all types of government benefits, including Medicare, Medicaid, Social Security, veterans' and workers' compensation benefits.

19. **Disclaimer**. Disclaim any property, interest in property or power to which I may be entitled, except where an interest passes to my Agent as a result of the disclaimer; and take all steps required to make the disclaimer effective under state and federal laws, including Section 2518 of the Internal Revenue Code or any successor statute. In deciding whether to disclaim, my Agent shall consider the effect of disclaimer on taxes that may be payable, on qualification for government benefits and on my existing estate plan.

20. **Elective Share Rights**. Exercise any right to claim an elective share in any estate or under any Will.

21. **Fiduciary Positions**. Resign from or renounce on my behalf fiduciary positions, including personal representative, trustee, conservator, guardian, attorney-in-fact and officer or director of a corporation; and discharge me from further responsibility by filing accountings with a court or settling by formal or informal methods.

22. **Safe Deposit Box**. Have access to and make deposits to or withdrawals from any safe deposit box rented in my name alone or in my name and the name of any other person or persons.

23. **Mail**. Redirect my mail.

24. **Custody of Documents**. Take custody of important documents, including any Will, trust agreements, deeds, life insurance policies and contracts.

25. **Digital Assets and Accounts**. Notwithstanding any other written instructions or service agreements I may have executed, locate, administer, transfer, distribute, or take any other action toward any digital account that I own or possess rights in, including but not limited to:

a. Changing passwords or other means to access or control any digital asset or account;

b. Taking steps to protect the security and continued accessibility of any digital asset or account; and

c. Communicating with, and receiving my confidential information from, any software licensor, internet service provider, financial institution, or other third party in connection with the location, administration, transfer, or distribution of any digital asset or account.

"Digital account" includes, but is not limited to, electronic mail and financial, personal, and other online accounts. "Digital asset" includes, but is not limited to words, characters codes, or contractual rights necessary to access the digital asset; text; images; multimedia information, or any other property that is stored in a digital format, whether stored on a server; computer, or other physical device or in an electronic medium, regardless of who owns the physical device or electronic medium in which the digital asset is stored.

26. **Employees and Advisors.** Employ, compensate and discharge attorneys, accountants, investment advisors, property managers, custodians, physicians, dentists, nurses, household help, and others to render services to me or for my benefit.

27. **Waiver of Privileges.** Waive any attorney-client, physician-patient or other professional privilege which would otherwise protect me against the disclosure of confidential information, in order to obtain information from the professional.

28. **Waiver Under HIPAA.** To obtain individually identifiable health information from my physician or other health care provider, by signing whatever receipt or other authorization may be required by my physician or other health care provider, as though I had signed that release or other authorization by my own hand. Under the terms of the Health Insurance Portability and Accountability Act (HIPAA), my agent is prohibited from using or disclosing individually identifiable health information for any purpose other than to ensure my continued medical and mental health care and treatment. "Individually identifiable health information" means information that identifies an individual or that could be used to identify an individual; that has been collected from an individual and created or received by a health care provider, health plan, employer or health care clearinghouse; and that relates to the past, present or future physical or mental health or condition of an individual; the provision of health care to an individual; or the past, present or future payment for the provision of health care to an individual.

29. **Nomination of Guardian and Conservator.** To the extent permitted by state law, I nominate my Agent to act as my guardian and conservator if I become incapacitated.

30. **Compensation of My Agent.** Compensate my Agent for the reasonable value of my Agent's financial management services while acting under this power of attorney.

31. **Gifts.** Make gifts and consent to split gifts on my behalf, whether outright, in trust or in custodianship, to or for the benefit of my spouse. Gifts made under this paragraph shall be limited to the amount eligible for exclusion from taxable gifts under Section 2503 of the Internal Revenue Code or any successor statute.

a. The power granted under this paragraph shall include the power, limited to a maximum of \$5,000 aggregate per calendar year, to make gifts to or for the benefit of my Agent, my Agent's estate, my Agent's creditors, the creditors of my Agent's estate, or any person whom my Agent has a legal duty to support.

b. Gifts made under this paragraph shall be consistent with my existing estate plan to the extent reasonably possible and with the reduction or elimination of estate and inheritance taxes payable by reason of my death.

c. My Agent shall have the power to make withdrawals from my revocable living trust for the purpose of making gifts authorized under this paragraph.

32. **Trusts.** Transfer any of my real or personal property to the trustee of the **Monty C. Oriet Trust** dated October 9, 2019.

33. **Beneficiary Designations.** Designate or change beneficiaries under insurance policies, pay-on-death arrangements, retirement plans and accounts and any other assets, provided that any beneficiary designation shall be consistent with my existing estate plan to the extent reasonably possible. This power includes the power to designate my Agent as a beneficiary.

34. **Substitution and Delegation.** Appoint and substitute for my Agent any nominee or agent to exercise the powers granted in this instrument and revoke the appointment or substitution at any time.

35. **Perform Other Acts to Carry Out the Powers Granted.** Execute and deliver any written instrument and perform any other act necessary or desirable to carry out any of the powers granted under this power of attorney, as fully as I might do personally. I ratify and confirm all acts performed pursuant to this power of attorney.

36. **Third Party Reliance.** Third parties who rely in good faith on the authority of my Agent under this power of attorney shall not be liable to me, to my estate or to my heirs, successors or assigns. Third parties without actual notice of revocation may conclusively rely on the continued validity of this power of attorney, and I agree to indemnify and hold any third party harmless from any loss or damage suffered or liability incurred by such third party, including attorney fees and costs, as a result of acting in accordance with the instructions of my Agent under this power of attorney prior to receipt by such third party of actual notice of any revocation or amendment. The revocation or amendment of this power of attorney shall not affect the validity of this power of attorney or my liability under the indemnity described in this section to any third party with reference to any transaction initiated by my Agent prior to the receipt by such third party of actual notice of such revocation or amendment. If requested, my Agent shall furnish, and a third party may conclusively rely on, an affidavit or certificate stating that (1) I was competent at the time this power of attorney was executed, (2) the power of attorney has not been revoked, (3) my Agent continues to serve as attorney-in-fact under the power of attorney and (4) my Agent is acting within the scope of authority granted under the power of attorney. My Agent may sue or pursue other action against any third party who refuses to honor this power of attorney after such an affidavit or certificate has been provided. No third party who deals with my Agent shall be responsible to determine or insure the proper application of funds or property.

37. **Durability.** The powers granted to my Agent under this power of attorney shall continue to be exercisable even though I have become disabled or incompetent.

38. **Severability.** If any provision of this power of attorney shall be invalid or unenforceable, such part shall be ineffective to the extent of such invalidity only, without in any way affecting the remaining parts of such provision or the remaining provisions of this power of attorney.

39. **Amendment and Revocation.** This power of attorney may be amended or revoked by me, and my Agent and any alternate agent may be removed by me at any time by the execution by me of a written instrument of revocation, amendment or removal delivered to my Agent and to all alternate agents.

41. **Governing Law.** The validity and construction of this power of attorney shall be determined under Oregon law.

Patricia Oriet
Patricia Oriet

 OFFICIAL STAMP
THERESA MARIE WADE
NOTARY PUBLIC-OREGON
COMMISSION NO. 972434
MY COMMISSION EXPIRES MARCH 20, 2022

66402001/MLT

ACKNOWLEDGMENT AND SIGNATURE OF AGENT

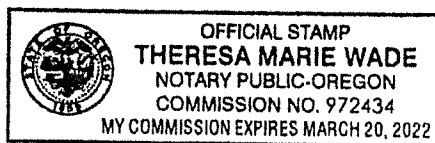
I acknowledge that I have been named as the Agent under this power of attorney. I understand that I am required to manage the assets of **Patricia Oriet** as a fiduciary, only for the benefit of **Patricia Oriet** and **Patricia Oriet's** legal dependents in accord with the terms of the power of attorney. I recognize that I am required to provide a detailed accounting for all assets I manage, any bills that I pay or any income that I receive on behalf of **Patricia Oriet**. I acknowledge that I am required to keep cancelled checks, bank statements, receipts and other records regarding all financial actions I take while I am using this power of attorney and that I may be required to provide those records to proper persons.

Dated: October ____, 2019.

Monty C. Oriet
Monty C. Oriet

STATE OF OREGON)
) ss.
County of Multnomah)

On October 15, 2019, before me personally appeared **Monty C. Oriet** and acknowledged to me that he executed this power of attorney freely and voluntarily, as the above-named Agent.



Theresa M. O'Neil
Notary Public for Oregon
My commission expires: 3-20-2022