

RECORDING COVER SHEET

ORS 205.234

This cover sheet has been prepared by:

2021-013496

Klamath County, Oregon

09/03/2021 01:37:01 PM

Fee: \$92.00



Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.

Reference: 482506AM

Please print or type information.

1. AFTER RECORDING RETURN TO –

Required by ORS 205.180(4) & 205.238:

Name: James E. HicksAddress: 709 Turnberry Cove NCity, ST Zip: Niceville, FL 32578**2. TITLE(S) OF THE TRANSACTION(S) –** Required by ORS 205.234(1)(a)

Note: "Transaction" means any action required or permitted by law to be recorded, including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. Enter descriptive title for the instrument:

Document Title(s): Real Estate Power of Attorney**3. DIRECT PARTY / GRANTOR Names and Addresses –** Required by ORS 205.234(1)(b)
for Conveyances list Seller; for Mortgages/Liens list Borrower/Debtor**Grantor Name:** Kerry Maria Hicks**Grantor Name:** _____**4. INDIRECT PARTY / GRANTEE Names and Addresses –** Required by ORS 205.234(1)(b)
for Conveyances list Buyer; for Mortgages/Liens list Beneficiary/Lender/Creditor**Grantee Name:** James E. Hicks**Grantee Name:** _____**5. For an instrument conveying or contracting to convey fee title,**
the information required by ORS 93.260:**UNTIL A CHANGE IS REQUESTED, ALL
TAX STATEMENTS SHALL BE SENT TO
THE FOLLOWING ADDRESS:**Name: No Change

Address: _____

City, ST Zip: _____

6. TRUE AND ACTUAL CONSIDERATION –
Required by ORS 93.030 for an instrument conveying
or contracting to convey fee title or any memorandum
of such instrument:**\$** 0**7. TAX ACCOUNT NUMBER OF THE PROPERTY if the instrument creates a lien or other interest that
could be subject to tax foreclosure. –** Required by ORS 312.125(4)(b)(B)Tax Acct. No.: N/A

REAL ESTATE POWER OF ATTORNEY

The 1 individual(s) Kerry Maria Hicks of 709 Turnberry Cove N., Niceville, Florida, 32578 (the "Principal")

HEREBY APPOINTS

The individual James Hicks of 709 Turnberry Cove N., Niceville, Florida, 32578 (the "Agent")

TO CONDUCT THE FOLLOWING

The Agent is authorized to perform any act on behalf of the Principal in order to complete the sale of real estate which includes, but is not limited to, the negotiating, modifying, executing, providing acceptance, and the delivery of all documents. In addition, the Agent may accept the closing proceeds for deposit into the Principal's bank account which has been previously disclosed to the Agent.

In addition to the powers mentioned, the Principal specifically lists the following as additional powers to the Agent: Paying property taxes and any bills related to the sell of the 1060 Hanks Street, Klamath Falls, Oregon.

THE AFOREMENTIONED POWERS STATED IN THIS REAL ESTATE POWER OF ATTORNEY MAY ONLY BE USED FOR THE REAL ESTATE LOCATED AT:

Mailing Address: 1060 Hanks Street , Klamath Falls, Oregon, 97601

This power of attorney document shall begin on August 17 2021 and end on November 8 2021.

In addition, this power of attorney document shall be considered void if another is created for the Principal for their real estate or if a revocation form has been authorized.

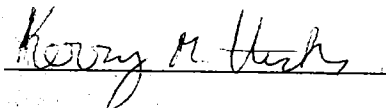
The Principal grants the Agent the full power and authority to perform all acts on their behalf, in accordance with the aforementioned powers, as they could do if personally present, hereby ratifying and confirming all that the Agent may do pursuant to this power.

This power of attorney document shall be governed by, and construed in accordance with, the laws located in the State where the property is located.

This power of attorney hereby revokes any existing power of attorney document that may have previously been granted in relation to the above-described real estate.

The Principal and Agent shall execute this power of attorney in the presence of a notary public and two (2) witnesses.

Principal's Signature



Acceptance by Agent

The undersigned Agent acknowledges and executes this Power of Attorney, and by such execution does hereby affirm that they: (A) accept the appointment; (B) understand the duties under this Power of Attorney and the law.

Agent's Signature

James Hicks

Affirmation by Witness

I, SCOTT MILLER, witnessed the execution of this Power of Attorney by the Principal, Kerry Maria Hicks, and affirm that Kerry Maria Hicks appeared to be of sound mind, was not under duress, and that Kerry Maria Hicks affirmed to me that he/she was aware of the nature of this Power of Attorney and signed it freely and voluntarily.

Witness Signature

Print Name

Affirmation by Witness

I, Amber Heltzel, witnessed the execution of this Power of Attorney by the Principal, Kerry Maria Hicks, and affirm that Kerry Maria Hicks appeared to be of sound mind, was not under duress, and that Kerry Maria Hicks affirmed to me that he/she was aware of the nature of this Power of Attorney and signed it freely and voluntarily.

Witness Signature

Print Name

NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

County of

State of

On this 20 day of July, 2021, before me, Andrew Hannah, appeared Kerry Maria Hicks, as the Principal who proved to me through government-issued photo identification to be the above-named person, in my presence executed foregoing instrument and acknowledged that (s)he executed the same as his/her free act and deed.

Notary Public



ANDREW HANNAH
Commission # GG 909575
Expires September 2, 2023
Bonded Thru Budget Notary Services

Print Name:

Andrew Hannah My commission expires: 09/02/2023