

Returned at Counter

2021-013801  
Klamath County, Oregon



00287167202100138010090098

09/10/2021 03:07:57 PM

Fee: \$122.00

AFTER RECORDING RETURN TO:

Parks & Ratliff, P.C.  
620 Main Street  
Klamath Falls OR 97601

SEND TAX STATEMENTS TO:

Robert G. Dalton  
c/o R. James Dalton  
1355 North 1100 East  
Shelley, ID 83274

**BARGAIN AND SALE DEED**

ROBERT G. DALTON and KAREN S. DALTON and Husband and Wife and Grantors convey to ROBERT G. DALTON, Grantee, the following described real property:

LOTS 20 AND 21 IN BLOCK 117 OF KLAMATH FALLS FOREST ESTATES,  
HIGHWAY 66 UNIT, PLAT NO. 4, ACCORDING TO THE OFFICIAL PLAT  
THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH  
COUNTY, OREGON

The true consideration paid for this transfer is estate planning, and stated in terms of dollars, is \$0.00 and property division.

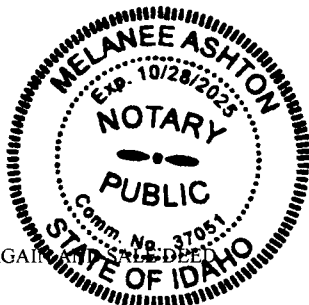
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 31 day of August, 2021.

Robert G. Dalton By R. James Dalton Attorney in Fact Karen S. Dalton By R. James Dalton Attorney in Fact  
For: Robert G. Dalton For: Karen S. Dalton  
By: R. James Dalton, Attorney in Fact By: R. James Dalton, Attorney in Fact

STATE OF Idaho County of Bonneville ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 31 day of August, 2021, by R. James Dalton, Attorney in Fact for Robert G. Dalton and Karen S. Dalton.



Melanee Ashton  
NOTARY PUBLIC FOR Idaho  
My Commission expires: 10/28/2025

# IDAHO STATUTORY FORM POWER OF ATTORNEY

OF

KAREN S. DALTON

## IMPORTANT INFORMATION

This power of attorney authorizes another person (your agent) to make decisions concerning your property for you (the principal). Your agent can make decisions and act with respect to your property (including your money) whether or not you are able to act for yourself. The meaning of authority over subjects listed on this form is explained in the uniform power of attorney act, chapter 12, title 15, Idaho Code.

This power of attorney does not authorize the agent to make health care decisions for you.

You should select someone you trust to serve as your agent. The agent's authority will continue until your death unless you revoke the power of attorney or the agent resigns.

Your agent is entitled to reasonable compensation unless you state otherwise in the Special Instructions.

This form provides for designation of one (1) agent. If you wish to name more than one (1) agent, you may name a co-agent in the Special Instructions. Co-agents are not required to act together unless you include that requirement in the Special Instructions.

If your agent is unable or unwilling to act for you, your power of attorney will end unless you have named a successor agent. You may also name a second successor agent.

This power of attorney becomes effective immediately unless you state otherwise in the Special Instructions.

If you have questions about the power of attorney or the authority you are granting to your agent, you should seek legal advice before signing this form.

1. Designation of Agent. I, KAREN S. DALTON, name the following person as my agent:

Name of Agent: R. JAMES DALTON

Agent's Address: 1355 N. 1100 E.

Shelley, Idaho 83274

Agent's Phone Number: 208-520-5129

2. Designation of Successor Agent. If my agent is unable or unwilling to act for me, I name as my successor agent:

Name of Successor Agent: REX DEE DALTON

Successor Agent's Address: 7105 Wild Wave Drive

Las Vegas, Nevada 89131

Successor Agent's Phone Number: 702-501-0843

3. Grant of General Authority. I grant my agent and any successor agent general authority to act for me with respect to the following subjects as defined in the uniform power of attorney act, chapter 12, title 15, Idaho Code:

(INITIAL each subject you want to include in the agent's general authority. If you wish to grant general authority over all of the subjects you may initial "All Preceding Subjects" instead of initialing each subject.)

- ( ) Real Property
- ( ) Tangible Personal Property
- ( ) Stocks and Bonds
- ( ) Commodities and Options
- ( ) Banks and Other Financial Institutions
- ( ) Operation of an Entity or Business
- ( ) Insurance and Annuities
- ( ) Estates, Trusts, and Other Beneficial Interests
- ( ) Claims and Litigation
- ( ) Personal and Family Maintenance
- ( ) Benefits from Governmental Programs or Civil or Military Service
- ( ) Retirement Plans
- ( ) Taxes
- (X) All Preceding Subjects

4. Grant of Specific Authority. My agent MAY NOT do any of the following specific acts for me UNLESS I have INITIALED the specific authority listed below:

(CAUTION: Granting any of the following will give your agent the authority to take actions that could significantly reduce your property or change how your property is distributed at your death. INITIAL ONLY the specific authority you WANT to give your agent.)

- (X) Create, amend, revoke, or terminate an inter vivos trust
- (X) Make a gift, subject to the limitations of the uniform power of attorney act, chapter 12, title 15, Idaho Code, and any special instructions in this power of attorney
- (X) Make a gift without limitations except any special instructions in this power of attorney
- (X) Create or change rights of survivorship
- (X) Create or change a beneficiary designation
- (X) Authorize another person to exercise the authority granted under this power of attorney
- ( ) Waive the principal's right to be a beneficiary of a joint and survivor annuity, including a survivor benefit under a retirement plan
- (X) Exercise fiduciary powers that the principal has authority to delegate

5. Limitation on Agent's Authority. An agent that is not my ancestor, spouse, or descendant MAY NOT use my property to benefit the agent or a person to whom the agent owes an obligation of support unless I have included that authority in the Special Instructions.

6. Special Instructions. On the following lines you may give special instructions:

7. Effective Date. This power of attorney is effective immediately unless I have stated otherwise in the Special Instruction

8. Revocation of Prior Instruments. All prior general powers of attorney previously executed by me are hereby revoked and superseded by this instrument.

9. Nomination of Conservator. If it becomes necessary for a court to appoint a conservator of my estate, I nominate the same person then serving, or entitled to serve as the Agent pursuant to the designation in this Power of Attorney.

10. Reliance on this Power of Attorney. Any person, including my agent, may rely upon the validity of this power of attorney or a copy of it unless that person knows it is terminated or invalid.

IN WITNESS WHEREOF, I have executed this Power of Attorney this 20<sup>th</sup> day of March, 2019.

Karen S. Dalton

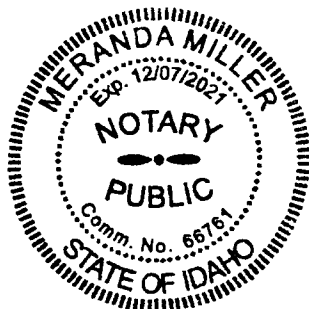
Karen S. Dalton  
435 W. Locust  
Shelley, Idaho 83274  
208-357-7704

NOTARY - REQUIRED FOR RECORDING AND FOR REAL PROPERTY

STATE OF IDAHO )  
                    Bingham ) ss.  
County of Bonneville )

On this 20 day of March, 2019, before me, the undersigned, a notary public in and for said state, personally appeared KAREN S. DALTON, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Meranda Miller  
Notary Public for Idaho  
Residing at Shelley ID  
Commission Expires 12/07/2021

IMPORTANT INFORMATION FOR AGENT

A. Agent's Duties. When you accept the authority granted under this power of attorney, a special legal relationship is created between you and the principal. This relationship imposes upon you legal duties that continue until you resign or the power of attorney is terminated or revoked. You must:

- (1) Do what you know the principal reasonably expects you to do with the principal's property or, if you do not know the principal's expectations, act in the principal's best interest;
- (2) Act in good faith;
- (3) Do nothing beyond the authority granted in this power of attorney; and
- (4) Disclose your identity as an agent whenever you act for the principal by signing the name of the principal and signing your own name as "agent" in the following manner:  
"KAREN S. DALTON, by R. JAMES DALTON as agent"

Unless the Special Instructions in this power of attorney state otherwise, you must also:

- (1) Act loyally for the principal's benefit;
- (2) Avoid conflicts that would impair your ability to act in the principal's best interest;
- (3) Act with care, competence and diligence;
- (4) Keep a record of all receipts, disbursements, and transactions conducted for the principal;
- (5) Cooperate with any person that has authority to make health care decisions for the principal to do what you know the principal reasonably expects or, if you do not know the principal's expectations, to act in the principal's best interest; and
- (6) Attempt to preserve the principal's estate plan if you know the plan and preserving the plan is consistent with the principal's best interest.

B. Termination of Agent's Authority. You must stop acting on behalf of the principal if you learn of any event that terminates this power of attorney or your authority under this power of attorney. Events that terminate a power of attorney or your authority to act under a power of attorney include:

- (1) Death of the principal;
- (2) The principal's revocation of the power of attorney or your authority;
- (3) The occurrence of a termination event stated in the power of attorney;
- (4) The purpose of the power of attorney is fully accomplished; or
- (5) A legal action is filed with a court to end your marriage to the principal, or for your legal separation, unless the Special Instructions in this power of attorney state that such an action will not terminate your authority.

C. Liability of Agent. The meaning of the authority granted to you is defined in the act. If you violate the act or act outside the authority granted, you may be liable for any damages caused by your violation.

IF THERE IS ANYTHING ABOUT THIS DOCUMENT OR YOUR DUTIES THAT YOU DO NOT UNDERSTAND, YOU SHOULD SEEK LEGAL ADVICE.

IDAHO STATUTORY FORM POWER OF ATTORNEY

OF

ROBERT G. DALTON

IMPORTANT INFORMATION

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If you have questions about the power of attorney or the authority you are granting to your agent, you should seek legal advice before signing this form.

1. Designation of Agent. I, ROBERT G. DALTON, name the following person as my agent:

Name of Agent: R. JAMES DALTON  
Agent's Address: 1355 N. 1100 E.  
Shelley, Idaho 83274  
Agent's Phone Number: 208-520-5129

2. Designation of Successor Agent. If my agent is unable or unwilling to act for me, I name as my successor agent:

Name of Successor Agent: REX DEE DALTON  
Successor Agent's Address: 7105 Wild Wave Drive  
Las Vegas, Nevada 89131  
Successor Agent's Phone Number: 702-501-0843



3. Grant of General Authority. I grant my agent and any successor agent general authority to act for me with respect to the following subjects as defined in the uniform power of attorney act, chapter 12, title 15, Idaho Code:

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- ( ) Banks and Other Financial Institutions
- ( ) Operation of an Entity or Business
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- ( ) Estates, Trusts, and Other Beneficial Interests
- ( ) Claims and Litigation
- ( ) Personal and Family Maintenance
- ( ) Benefits from Governmental Programs or Civil or Military Service
- ( ) Retirement Plans
- ( ) Taxes
- (R&D) All Preceding Subjects

4. Grant of Specific Authority. My agent MAY NOT do any of the following specific acts for me UNLESS I have INITIALED the specific authority listed below:

(CAUTION: Granting any of the following will give your agent the authority to take actions that could significantly reduce your property or change how your property is distributed at your death. INITIAL ONLY the specific authority you WANT to give your agent.)

- (R&D) Create, amend, revoke, or terminate an inter vivos trust
- (R&D) Make a gift, subject to the limitations of the uniform power of attorney act, chapter 12, title 15, Idaho Code, and any special instructions in this power of attorney
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- ( ) Authorize another person to exercise the authority granted under this power of attorney
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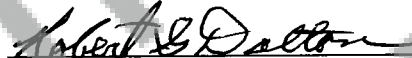
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10. Reliance on this Power of Attorney. Any person, including my agent, may rely upon the validity of this power of attorney or a copy of it unless that person knows it is terminated or invalid.

IN WITNESS WHEREOF, I have executed this Power of Attorney this 20 day of MARCH, 2019.



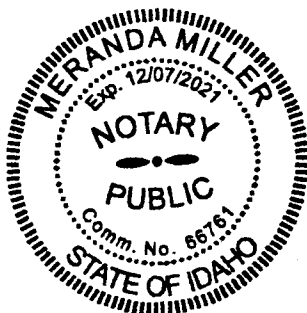
Robert G. Dalton  
435 W. Locust  
Shelley, Idaho 83274  
208-357-7704

NOTARY - REQUIRED FOR RECORDING AND FOR REAL PROPERTY

STATE OF IDAHO )  
 ) ss.  
County of Bingham )

On this 20 day of March, 2019, before me, the undersigned, a notary public in and for said state, personally appeared ROBERT G. DALTON, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.





Notary Public for Idaho  
Residing at Shelley, ID  
Commission Expires 12/07/2021



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