

RECORDING COVER SHEET

ORS 205.234

This cover sheet has been prepared by:

**2021-013905****Klamath County, Oregon****09/14/2021 08:47:01 AM****Fee: \$92.00**

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

Reference: 477940AM (DS)

Please print or type information.

1. AFTER RECORDING RETURN TO –

Required by ORS 205.180(4) & 205.238:

Name: John L. Davis, Attorney at LawAddress: 1409 Franklin St., Ste. 220City, ST Zip: Vancouver, WA 98660**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): 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: Karen Ann App**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: Deborah Jean Davis**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: _____

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.: _____

92 # 1

SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS

That I, Karen Ann App, whose residence and post office address is 6800 South 6th Street, #1, Klamath Falls, OR 97603 hereinafter referred to as "Principal", hereby names, constitutes and appoints as my attorney in fact, Deborah Jean Davis, hereinafter referred to as the "Agent", to be the Principal's true and lawful attorney-in-fact to act for and in the Principal's stead, and for Principal's benefit and use, to do the following thing, to wit:

1. To allow Deborah Jean Davis to act in my name to accomplish all necessary facets of dealing with the following Real Property in Klamath County, Oregon, legally described as follows:

Parcel 1: Lot Six (6) Block Thirteen (13) in FIRST ADDITION TO BONANZA, OREGON, according to the official plat thereof on file in the records of Klamath County, Oregon, Inc. Vac. Ord. A-446.

Parcel 2: Lot Seven (7) Block Thirteen (13) in FIRST ADDITION TO BONANZA, OREGON, Inc. Vac. Ord. A-446.

Parcel 3: Lots 8, 9, 10 and 11, Block Thirteen (13) in FIRST ADDITION TO BONANZA, EXCEPTING THEREFROM the North 25 feet of said Lot 11, conveyed by deed from Ishmael Dick and Gertie Dick, his wife, to Columbia Utilities Company, recorded September 24, 1947 in Deed Volume 211 at page 445.
AND ALSO EXCEPTING THEREFROM the South 70 feet of said Lot 8, conveyed by by deed from Ishmael Dick and Gertie Dick, his wife, to Vienne Robinson MacManus, recorded September 14, 1949 in Deed Volume 234 at page 78.

Subject to: Right, privilege and easement of taking water from the well located on the North portion of said Lot 8 of said Block 13 together with the right of ingress and egress for such purposes, granted in deed from Ishmael Dick and Gertie Dick, his wife, to Vienne Robinson MacManus, recorded September 14, 1949 in Deed Volume 234 at page 78.
Inc. Vac. Ord. A-446.

Parcel 4: South 70 feet of Lot 8, Block 13, FIRST ADDITION TO BONANZA, OREGON, Inc. Vac. Ord. A-446.

2. To allow Deborah Jean Davis to act in my name as a co-owner to accomplish all necessary facets for managing said property, including collecting rent and paying utilities and real property taxes.

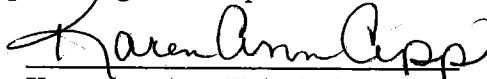
Giving and granting unto the Agent full power and authority to do and perform all and every act and thing whatsoever requisite and necessary for managing said property, including collecting rent and paying utilities and real property taxes, as fully to all intents and purposes as the Principal might or could do if personally present, hereby ratifying and confirming all that the Agent shall lawfully do or cause to be done by virtue of these presents.

This power of attorney shall take effect immediately. This Special Power of Attorney shall not be affected by Principal's disability, it being Principal's intent that the authority herein conferred shall be

exercisable notwithstanding any incapacity or disability, and all acts done by Agent pursuant to the foregoing powers during any period of disability or incompetence shall have the same affect and inure to Principal's benefit and bind Principal and Principal's heirs, devisees and personal representative as if Principal were competent and not disabled, as provided by the Oregon Uniform Probate Code.

The terms "Principal" and "Agent", as and when used herein, or any pronouns used in place thereof, shall mean and include the masculine or feminine, the singular or plural number, individuals or corporations and their and each of their respective successors, heirs, personal representatives and assigns, according to the context thereof. If these presents shall be signed by two or more Principals, all covenants of such parties shall for all purposes be joint and several.

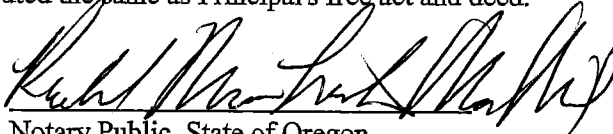
In Witness Whereof, the Principal has signed this Special Power of Attorney this 5th day of ~~April~~ OCT, 2017.


Karen Ann App, "Principal"

STATE of OREGON, County of Klamath) ss

On this 5th day of ~~April~~ OCT, 2017, before me personally appeared Karen Ann App, as Principal, to me known to be the person described in and who executed the foregoing instrument, and acknowledged to me that Principal executed the same as Principal's free act and deed.

Witness my hand and seal.


Notary Public, State of Oregon
My commission expires: 11-26-17

