

Cheryl & Daniel Pocock
5990 Sunset Ridge Rd
Klamath Falls, OR 97601

2022-005862

Klamath County, Oregon

05/09/2022 10:16:01 AM

Fee: \$92.00

**DURABLE POWER OF ATTORNEY FOR PURCHASE OF INVESTMENT REAL
PROPERTY LOCATED AT 10604 CORMORANT COURT**

I, DAVID NOEL POCOCK, do designate the following persons, in order of preference, as my attorney-in-fact and agent CHERYL MAY POCOCK (subsequently called "agent"), to serve without bond in my name and for my benefit in relation to all matters relating to the purchase, acquisition, financing, encumbrance and/or conveyance of real property located at 10604 Cormorant Court, Klamath Falls, Oregon, 97601 (subsequently called the "real property"). I have previously executed a General Durable Power of Attorney, and it is my specific intention that it remain in effect, and that this document supplement, but not replace it.

DURABILITY: I expressly declare that I am familiar with the provisions of ORS 127.005, and that the powers of my agent herein described shall be exercisable by my said agent on my behalf, notwithstanding that I may become disabled, incapacitated or otherwise incompetent by reason of illness or accident or any other reason.

Incompetence shall be defined as to include the inability to perform the duties required by any business or business interest, which I may own.

This Power of Attorney is specifically intended to authorize my agent to take all steps necessary to purchase and finance the real property generally. I further specifically authorize my agent to undertake the following acts relating thereto on my behalf:

POWER TO ACQUIRE AND SELL: As to all matters relating to the purchase, acquisition, financing, encumbrance and/or conveyance of real property located at 10604 Cormorant Court, Klamath Falls, Oregon, 97601, my agent may acquire, purchase, exchange, grant options to sell, execute and deliver deeds, sell, convey, and encumber real or personal property, tangible or intangible, or interests therein, on such terms and conditions as my agent shall deem proper, and to obtain a loan or loans secured by the real property, execute loan applications, promissory notes, and any other related documents, to encumber the real property to secure such loan(s), and executed mortgage, trust deeds, or other similar instruments to allow for such encumbrance, and to take steps necessary to assure loans are repaid.

BANKING POWERS: As to all matters relating to the purchase, acquisition, financing,

encumbrance and or conveyance of real property located at 10604 Cormorant Court, Klamath Falls, Oregon, 97601, my agent may, to make, receive and endorse checks and drafts, deposit and withdraw funds, acquire and redeem certificates of deposit, in banks, savings and loan associations and other institutions, obtain loans, execute promissory notes, execute or release such deeds of trust or other security instruments as may be necessary or proper in the exercise of the rights and powers herein granted.

TAX POWERS: As to all matters relating to the purchase, acquisition, financing, encumbrance and or conveyance of real property located at 10604 Cormorant Court, Klamath Falls, Oregon, 97601, my agent may execute, acknowledge and file all federal, state and local tax returns of every kind and nature, including, without limitation, income, gift, property tax returns as returns for any year(s), declarations of estimated tax, claims for refunds, and consents to gifts and to utilize any gift-splitting provision, or any other tax election. To pay any and all taxes, charges and assessments in connection with the foregoing tax returns or that may be levied, assessed or imposed upon hereditaments that may belong to me.

INTERPRETATION AND GOVERNING LAW: This instrument is to be construed and interpreted as a general power of attorney. The enumeration of specific powers herein is not intended to, nor does it, limit or restrict the general powers herein granted to my agent. This instrument is executed and delivered in the State of Oregon, and the laws of the State of Oregon shall govern all questions as to the validity of the power and construction of its provisions.

CONSTRUCTION: The paragraph headings used are for convenience only, and shall not be resorted to for interpretation of this Power. Wherever the context so requires, the masculine shall include the feminine and the neuter, and the singular shall include the plural. If any portion of this General Durable Power of Attorney is held to be void and unenforceable, the balance of this General Durable Power of Attorney shall nevertheless be carried into effect.

LIABILITY: My agent is authorized to act on my behalf whenever it is incumbent upon him to do so in accordance with his/her best judgment, and, provided he/she is acting within his/her power, he/she shall be responsible for good faith only.

THIRD-PARTY RELIANCE: Third parties may rely upon the representations of my agent as to all matters relating to any power granted to my agent, and no person who may act in reliance upon the representations of my agent or the authority granted to my agent shall incur any liability to me or my estate as a result of permitting my agent to exercise any power.

IN WITNESS WHEREOF, I have executed this Power of Attorney, and have directed that photographic copies of this power be made, which shall have the same force and effect as an original.

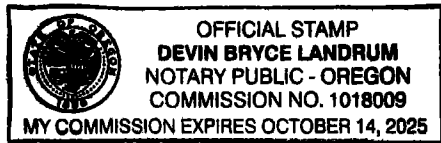
DATED at Klamath Falls, Oregon, on the 27th day of April, 2022.

David N. Pocock
David Noel Pocock, Principal

STATE OF OREGON; County of Klamath)

BEFORE ME, the undersigned, a Notary Public with and for the County of Klamath, State of Oregon, personally appeared David Noel Pocock, known to me to be the person whose name is subscribed to the within instrument, and further acknowledged before me that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal on this 27th day of April, 2022.



Devin Landrum
NOTARY PUBLIC FOR OREGON
My Commission expires: 10-14-25

SPECIMEN SIGNATURE OF AGENT:

Cheryl May Pocock
Cheryl May Pocock, Agent