

2022-011352

Klamath County, Oregon



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09/20/2022 11:10:00 AM

Fee: \$87.00

RECORDING COVER SHEET (Please print or type)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, and does NOT affect the instrument. ORS 205.234

AFTER RECORDING RETURN TO: ORS 205.234(1)(c)

PARKS & RATLIFF, P.C.

620 Main Street

Klamath Falls, OR 97601

SEND TAX STATEMENTS TO: ORS 205.234(1)(e)

No Change

1. Title(s) of the transaction(s)

ORS 205.234(1)(a)

SPECIAL POWER OF ATTORNEY

2. Direct party(ies) / grantor(s)

Name(s) & Address(es)

ORS 205.234(1)(b)

Gregory R. Anderson

Gregory R. Anderson
PSC 7 Box #302
APO AE 09104-0004

3. Indirect party(ies)

Name(s) & Address(es)

ORS 205.234(1)(b)

Barbara J. Moffitt

Barbara J. Moffitt
22425 Hwy 1403
Diary, OR 97625

4. True and actual consideration:

ORS 205.234(1) Amount in dollars or other;

Other: Appointment of Special Power of Attorney for the sole purpose of executing Warranty Deed for conveyance of property more particularly described as follows:

Lot 36 in Block 32 of KLAMATH FALLS FOREST ESTATE HIGHWAY 66 UNIT,
PLAT NO. 2, Klamath County, Oregon.

5. Satisfaction of lien, order, or warrant:

ORS 205.234(1)(f): NA _____ FULL _____ PARTIAL

6. The amount of the monetary obligation imposed by the lien, order, or warrant: NA

ORS 205.234(1)(f)

7. Previously recorded document reference: NA

8. If this instrument is being re-recorded complete the following statement: NA

ORS 205.244(2)

SPECIAL POWER OF ATTORNEY

This is a Military Power of Attorney prepared pursuant to section 1044b of Title 10, United States Code, and executed by a person authorized to receive legal assistance from the Military Service. Federal law exempts this power of attorney from any requirement of form, substance, formality, or recording that is prescribed for powers of attorney by the laws of a State, the District of Columbia, or a commonwealth, territory, or possession of the United States. Federal law specifies that this power of attorney shall be given the same legal effect as a power of attorney prepared and executed in accordance with the laws of the jurisdiction where it is presented.

KNOW ALL PERSONS BY THESE PRESENTS, which are intended to constitute a Special Durable Power of Attorney, that I, GREGORY R. ANDERSON, a legal resident of Washington and presently residing at PSC 7 BOX 302, APO AE 09104, hereby make, constitute and appoint Barbara J Moffitt, residing at 22425 HWY 1403, Dairy Oregon 97625, as my Attorney-in-Fact, to act in my name, place and stead in any way which I could do if I were personally present, with the respect to the following:

Sell and convey in fee, for me and in my name, my real property, located at Lot 36 in block 32 of Klamath Falls Forest Estates Highway 66 Unit Plat No. 2, in the County of Klamath, State of Oregon, and legally described as: Lot, for such price or prices and on such terms as my said Attorney-In-Fact shall decide, (but for not less than \$10500 (Ten Thousand Five Hundred Dollars and Zero Cents)). My Attorney-in-Fact is hereby empowered to sign my name and execute on my behalf all deeds, instruments and other documents necessary or proper to complete the transaction.

TERMINATION: This Special Durable Power of Attorney shall terminate on 13th day of June, 2023, unless I revoke it sooner in writing.

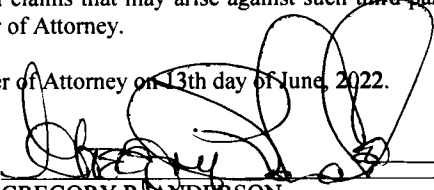
This Special Durable Power of Attorney shall not be revoked or terminated by my disability, nor shall the agency created by this Special Durable Power of Attorney be revoked or terminated by my death or disability as to my Attorney-in-Fact or such other person, who without actual knowledge or actual notice of my death has acted or acts in good faith, under, or in reliance upon, this Special Durable Power of Attorney, and any action so taken, unless otherwise invalid or unenforceable, shall be binding upon me, my heirs, devisees, and personal representatives.

If prior to the termination date, a written statement by a licensed physician, signed and acknowledged before a Notary Public prior to the termination date, is attached to this document stating that I am mentally or physically incapacitated, this Special Durable Power of Attorney shall remain in full force and effect until I am no longer deemed incapacitated.

If on the above termination date I am carried in a military status of "missing", "missing-in-action", or "prisoner of war", this Special Durable Power of Attorney shall remain valid and in full force and effect until sixty (60) days after I have been returned to United States Military control and termination of such status.

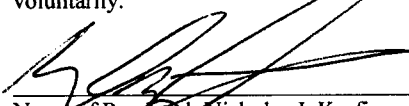
To induce a third party to act under this Special Durable Power of Attorney, I agree that any third party may rely upon this document, and that revocation or termination shall be ineffective as to such third party unless and until actual notice or knowledge of such revocation or termination has been received by such third party. I also agree for myself, my heirs, executors, legal representatives and assigns, to indemnify and hold harmless any such third party from and against any and all claims that may arise against such third party by reason of such third party having relied upon the provisions of this Special Durable Power of Attorney.

IN WITNESS THEREOF, I have executed this Special Durable Power of Attorney on 13th day of June, 2022.


GREGORY R. ANDERSON

WITH THE ARMED FORCES AT GEILENKIRCHEN NATO AIR BASE, GERMANY

On 13th day of June, 2022, I, MSgt Nicholas J. Kurfis, a Military Paralegal and Notary Public under the provisions of Title 10, United States Code, Section 1044a, certify that the person who signed this instrument is entitled to legal assistance within the meaning of Title 10, United States Code, Section 1044, and did personally appear before me and sign this instrument and acknowledge doing so freely and voluntarily.


Name of Paralegal: Nicholas J. Kurfis
Grade and Branch of Service: MSgt, USAF
Command or Organization: Geilenkirchen NATO AB (470 ABS)

