

RECORDING COVER SHEET

ORS 205.234

This cover sheet has been prepared by:



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

Reference: 603088AM

Please print or type information.

1. AFTER RECORDING RETURN TO –

Required by ORS 205.180(4) & 205.238:

Name: Arlene Ninneman

Address: 4744 Windsor Rd.

City, ST Zip: Riverside, CA 92507

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): General 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: Arlene Ninneman

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: David Ninneman

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: N/A

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

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, That I, **ARLENE NINNEMAN**, have made, constituted and appointed and by these presents do make, constitute and appoint **DAVID NINNEMAN** my true and lawful attorney in fact ("my attorney"), for me and in my name, place and stead and for my use and benefit,

1. Support. Make expenditures for my health, support, maintenance, and general welfare;
2. Granting permission to authorize medical, dental and/or vision care for me, and to make other important decisions on my behalf in the event of an illness or injury;
3. To lease, let, grant, bargain, sell, contract to sell, convey, exchange, remise, release and dispose of any real or personal property of which I am now or hereafter may possess or in which I may have any right, title or interest, for any price or sum and upon such terms and conditions as my attorney may deem proper;
4. To take possession of, manage, maintain, operate, repair, and improve any and all real or personal property now or hereafter belonging to me, to pay any expense therefore, to insure and keep the same insured, and to pay any and all taxes, assessments and other charges that may be levied or imposed upon any of said property;
5. To buy, sell, and deal generally with any goods, wares and merchandise of every name, nature and description and to hypothecate, pledge, and encumber the same;
6. To buy, sell, assign, transfer and deliver all or any shares of stock in my name in any corporation for any price and upon such terms as to my attorney may deem right and proper and to receive and make payment therefore;
7. To borrow any sums of money on such terms and at such rate of interest as to my attorney may deem proper and to give security for the repayment of the same;
8. To ask for, demand, recover, collect and receive all moneys, debts, rents, dues, accounts, legacies, bequests, interests, dividends and claims whatsoever which are now or which hereafter may become due, owing and payable or belonging to me and to have, use and take any and all lawful ways and means in my name for the recovery of thereof by attachments, levies or otherwise;
9. To prepare, execute and file any proof of debt and other instruments in any court and to take any proceedings under the Bankruptcy Act in connection with any sum of money or demand due or payable to me and in any such proceedings to vote in my name for the election of any trustee(s), and to demand, receive and accept any dividend or distribution whatsoever;



10. To adjust, settle, compromise or submit to arbitration any account, debt, claim, demand or dispute as well as matters which are now existing or hereafter may arise between me or my attorney and any other person or persons;

11. To sell, discount, endorse, negotiate, and deliver any check, draft, order, bill of exchange, promissory note or other negotiable paper payable to me, and to collect, receive and apply the proceeds thereof for my use for any of the purposes aforesaid; to pay to or deposit the same or any other sum of money coming into the hands of my attorney in checking and/or savings accounts in my name with any bank or banker of my attorney's selection and to draw out moneys deposited to my credit with any bank, by check or otherwise, including deposits in savings accounts, and to apply the same for any of the purposes of my business as my attorney may deem expedient; to purchase and sell certificates of deposit; to appoint any bank or trust company as escrow agent; to transfer any asset of mine into any form or sort of trust; generally to conduct any and all banking transactions on my behalf;

12. To commence and prosecute and to defend against, answer and oppose all actions, suits and proceedings concerning any of the matters detailed above or any other matters in which I am or hereafter may be interested or concerned;

13. To vote any stock in my name as proxy;

14. To have access to any safety deposit box which has been or may be rented in my name or in the name of myself and any other person or persons;

15. In connection with any of the powers herein granted, to sign, make, execute, acknowledge, and deliver in my name any and all deeds, contracts, bills of sale, leases, promissory notes, drafts, acceptances, evidences of debt, obligations, mortgages, pledges, satisfactions, releases, acquittances, receipts, bonds, writs, and any and all other instruments whatsoever, with such general or special agreements and covenants, including those of warranty, as my attorney may deem right, proper and expedient;

16. To employ, pay and discharge any person, including counsel and attorneys in connection with the exercise of any of the foregoing powers;

17. To complete, amend, execute, and deliver any tax return or form of any nature whatsoever; to pay any tax due or collect any tax refund due; to make and respond to lawful inquiries from any taxing authority in connection with any power granted herein;

18. To establish trusts and make gifts in any manner that my attorney deems to be in my best interest and the interest of the preservation of my estate;

19. Generally to conduct, manage and control all my business and my property, wheresoever situated, as my attorney may deem for my best interests, hereby releasing all



third persons from responsibility for the acts and omissions of my attorney;

I hereby give and grant unto my attorney full power and authority freely to do and perform every act and thing whatsoever requisite and necessary to be done in and about the premises, as fully to all intents and purposes, as I might or could do if personally present, hereby ratifying and confirming all that my attorney shall lawfully do or cause to be done by virtue hereof.

In construing this power of attorney, it is to be understood that the undersigned may be more than one person or a corporation, and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals, and it is to be construed under the laws of the State of Oregon.

This power shall not be affected by my disability and shall take effect on the date of its execution.

My attorney and all persons unto whom these presents shall come may assume that this power of attorney has not been revoked until given actual notice either of such revocation or of my death.


IN WITNESS WHEREOF, I have signed this instrument on this 26th day of October, 2020.


ARLENE NINNEMAN

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared the above named **ARLENE NINNEMAN** and acknowledged the foregoing to be his voluntary act and deed.

DATED this 26th day of October, 2020.


Notary Public for Oregon
My commission Expires: 06/27/2023

