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12/13/2023 01:15:53 PM

Fee: \$87.00

REAL ESTATE POWER OF ATTORNEY

The 1 individual(s) Benjamin C. Sorensen of 3600 13th Street, Baker City , Oregon, 97814 (the "Principal")

HEREBY APPOINTS

The individual Sarena Sutton of 4006 BARRY AVE, Klamath Falls, Oregon, 97603 (the "Agent")

TO CONDUCT THE FOLLOWING

The Agent is authorized to perform any act on behalf of the Principal in order to complete the sale of real estate which includes, but is not limited to, the negotiating, modifying, executing, providing acceptance, and the delivery of all documents. In addition, the Agent may accept the closing proceeds for deposit into the Principal's bank account which has been previously disclosed to the Agent.

The Agent is authorized to perform any act on behalf of the Principal in order to complete the purchase of real estate which includes, but is not limited to, the negotiating, modifying, executing, providing acceptance, and the delivery of all documents. In addition, the Agent is authorized to negotiate, modify, execute, and deliver any documents necessary to complete the financing used to purchase the real estate as well as to withdraw and disburse funds necessary for the closing from the Principal's account which has been previously disclosed to the Agent.

The Agent is authorized to perform any act related to the management or maintenance of real estate which includes, but is not limited to, making repairs (with reimbursement), approving sub-contractors for work, negotiating rents, signing lease/sublease agreements, evicting tenants and any other representation as required on a day-to-day basis.

The Agent is authorized to perform any act related to the refinancing the Principal's debts related to the real estate. This may include, but is not limited to, the modifying, negotiating, executing, and delivering all documents necessary to complete the refinancing as well as to withdraw and disburse funds necessary to complete from/into the Principal's account which has been previously disclosed to the Agent.

THE AFOREMENTIONED POWERS STATED IN THIS REAL ESTATE POWER OF ATTORNEY MAY ONLY BE USED FOR THE REAL ESTATE LOCATED AT:

Mailing Address: 5541 Gatewood Drive, Klamath Falls, Oregon, 97603

This power of attorney document shall begin on December 11 2023 and end on December 31 2024.

In addition, this power of attorney document shall be considered void if another is created for the Principal for their real estate or if a revocation form has been authorized.

The Principal grants the Agent the full power and authority to perform all acts on their behalf, in accordance with the aforementioned powers, as they could do if personally present, hereby ratifying and confirming all that the Agent may do pursuant to this power.

This power of attorney document shall be governed by, and construed in accordance with, the laws located in the State where the property is located.

This power of attorney hereby revokes any existing power of attorney document that may have previously been granted in relation to the above-described real estate.

The Principal and Agent shall execute this power of attorney in the presence of a notary public.

Principal's Signature Benjamin Sorenson

Acceptance by Agent

The undersigned Agent acknowledges and executes this Power of Attorney, and by such execution does hereby affirm that they: (A) accept the appointment; (B) understand the duties under this Power of Attorney and the law.

Agent's Signature Sarena Sutton
Sarena Sutton

NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

County of BAKER

State of Oregon

On this 5 day of December, 2023 before me, Benjamin Sorenson appeared Benjamin C. Sorensen, as the Principal who proved to me through government-issued photo identification to be the above-named person, in my presence executed foregoing instrument and acknowledged that (s)he executed the same as his/her free act and deed.

Lori A. Fuzi
Notary Public

Print Name: Lori A Fuzi My commission expires: 4/12/26

