

2025-002300

Klamath County, Oregon

LA

NO PART OF ANY STEVENS-NESS FORM MAY BE REPROD



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03/31/2025 02:07:49 PM

Fee: \$102.00

After recording, return to (Name and Address):

Linda L. Alvey
 5151 Cambridge Ct
 Klamath Falls, OR 97603

[SPACE RESERVED FOR RECORDER'S USE]

POWER OF ATTORNEY TO SELL REAL ESTATE

I, Linda L. Alveyhereby appoint Jacquelyn Scott

as my true and lawful attorney in fact ("my attorney"), to act in my name, place and stead, and for my use and benefit to sell and convey to any party or parties at such price or prices and upon such terms as shall seem equitable, all or any portion of the following described real property situated in Klamath County, State of Oregon

legally described (check one): ☐ as set forth on the attached Exhibit A, and incorporated by this reference; ☒ as follows:

Lot 10 of REGENCY Estates - TRACT 1292, Phase 1,
 according to the official plat thereof on file in the
 office of the County Clerk of Klamath County, Oregon
 more commonly known as 5151 Cambridge Ct

with all the rights and obligations attached thereto, and in my name to execute a deed or deeds of conveyance of the same with or without those rights and obligations and warranty.

I hereby give to my attorney full power and authority to do each and every act and thing as specified herein, as fully 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 instrument, where the context so requires, the singular includes the plural.

I have signed this instrument on March 28, 2025

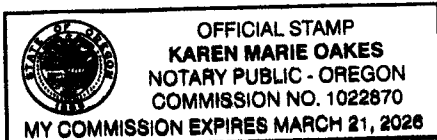
Linda L. Alvey

STATE OF OREGON, County of Klamath) ss.This record was acknowledged before me on March 28, 2025by Linda L. Alvey

w

Karen Marie Oakes

Notary Public for Oregon

My commission expires 3/21/26

PUBLISHER'S NOTE: In Oregon, selling, leasing or otherwise managing property on behalf of another can subject one to real estate licensing requirements. An attorney in fact is exempt from these requirements when: 1) the power of attorney is recorded in the county in which the real property is located, and 2) the power of attorney specifically describes the real property or the attorney in fact is closely related to the owner of the real property. See ORS 696.030(2) and (3). Other states may similarly regulate controlling real property on another person's behalf.

Returned at Counter

DESIGNATION OF AGENT(S)

I, Linda L. Alvey, name the following person as my agent:

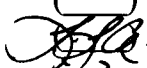
Agent Name: ~~Jacqueline~~ ^{Jacquelyn Scott J.P.} Scott ^{J.A.R.}
Address: 515 ~~Cambridge~~ Court,
Klamath Falls, Oregon 97603

GRANT OF GENERAL AUTHORITY

I grant my agent, Jacqueline Scott, general authority to act for me with respect to the following subjects:

(Initial each subject you want to include in the agent's authority. If you wish to grant general authority over all of the subjects, you may initial "all preceding subjects" instead of initialing each subject. You may, but need not, cross out each power withheld.)

- ☐ Real property transactions (when properly recorded)
- ☐ Tangible personal property
- ☐ Stocks and bonds
- ☐ Commodities and options
- ☐ Banks and other financial institutions
- ☐ Operation of entity or business
- ☐ Insurance and annuities
- ☐ Estates, trusts, and other beneficial interests
- ☐ Claims and litigation
- ☐ Personal and family maintenance
- ☐ Benefits from governmental programs or civil or military service
- ☐ Retirement plans
- ☐ Taxes

 All preceding subjects

GRANT OF SPECIFIC AUTHORITY

My agent SHALL NOT do any of the following specific acts for me UNLESS I have INITIALED the specific authority listed below:

(CAUTION: Granting any of the following will give your agent the authority to take actions that could significantly reduce your property or change how your property is distributed at your death. INITIAL ONLY the specific authority you WANT to give your agent. You should give your agent specific instructions in the Special Instructions when you authorize your agent to make gifts.)

- ☐ Create, amend, revoke, or terminate an inter vivos trust
- ☐ Make a gift, subject to the limitations of the Special Instructions in this Power of Attorney
- ☐ Create or change rights of survivorship
- ☐ Create or change a beneficiary designation
- ☐ Authorize another person to exercise the authority granted under this Power of Attorney
- ☐ Waive the principal's right to be a beneficiary of a joint and survivor annuity, including a survivor benefit under a retirement plan
- ☐ Access the content of electronic communications
- ☐ Exercise authority over the content of electronic communications sent or received by the principal
- ☐ Exercise fiduciary powers that the principal has authority to delegate, and/or
- ☐ Disclaim or refuse an interest in property, including a power of appointment

LIMITATION ON AGENT'S AUTHORITY

An agent that is not my ancestor, spouse, or descendant SHALL NOT use my property to benefit the agent or a person to whom the agent owes an obligation of support unless I have included that authority in the Special Instructions.

SPECIAL INSTRUCTIONS

You may give special instructions on the following lines (you may add lines or place your special instructions in a separate document and attach it to the Power of Attorney):

Revocation of Prior Instruments. I hereby revoke any and all general Powers of Attorney and special Powers of Attorney that previously have been signed by me. However, the preceding sentence shall not have the effect of revoking any Powers of Attorney that are directly related to my health care that previously have been signed by me.

Durable. This Power of Attorney will continue to be effective even though I become disabled, incapacitated, or incompetent.

Effective Date. This durable Power of Attorney becomes effective immediately.

Compensation to Agent. I grant to my agent the power to pay a reasonable fee from my estate to my agent as compensation for services rendered under this Power of Attorney in an amount which does not exceed the customary and prevailing charges for services of a similar character at the time and place such services are performed. My agent shall also be entitled to reimbursement

for actual expenses advanced on my behalf and for reasonable expenses incurred in connection with the performance of my agent's duties.

Medical Records. My agent may have access to my health care and medical records and statements regarding billing, insurance, and payments.

Accounts. With respect to any and all of my accounts at any bank, trust company, savings and loan association, credit union, thrift company, brokerage firm, or other financial institution, my agent is authorized to: (1) continue, modify, and terminate an account made by or on behalf of me; (2) establish, modify, and terminate an account or other banking arrangement with any financial institution selected by the agent; (3) rent a safe deposit box or space in a vault; (4) withdraw, by check, order, electronic funds transfer, or otherwise, money or property deposited with or left in the custody of the financial institution; (5) receive statements of account, vouchers, notices, and similar documents from the financial institution and act with respect to them; (6) enter a safe deposit box or vault and withdraw or add to the contents; (7) borrow money and pledge as security my personal property necessary to borrow money or pay, renew, or extend the time of payment of a debt of mine or a debt guaranteed by me; (8) make, assign, draw, endorse, discount, guarantee, and negotiate promissory notes, checks, drafts, and other negotiable or nonnegotiable paper held by or payable to me or my order, transfer money, receive the cash or other proceeds of those transactions, and accept a draft drawn by a person upon me and pay it when due; (9) receive for me and act upon a sight draft, warehouse receipt, or other document of title whether tangible or electronic, or other negotiable or nonnegotiable instrument; (10) apply for, receive, and use letters of credit, credit and debit cards, electronic transaction authorizations, and traveler's checks from a financial institution and give an indemnity or other agreement in connection with letters of credit; (11) consent to an extension of the time of payment with respect to commercial paper or a financial transaction with a financial institution; and (12) modify the account ownership to that of a joint ownership with another person, solely to another person, and change the transfer on death designation to another person all such actions to include my agent.

Obligations. Provide for the support and protection of myself, my spouse, or any minor child I have a duty to support or have established a pattern of prior support, including, without limitation, provision for food, lodging, housing, medical services, recreation, and travel.

Hold Harmless. No person who relies in good faith on the authority of my agent under this instrument shall incur any liability to me, my estate, or my personal representative. I authorize my agent to indemnify and hold harmless any third party who accepts and acts under this document.

Access and Management of Digital Assets. I grant to my agent the power to (i) access, use and control my digital devices, including but not limited to, desktops, laptops, tablets, peripherals, storage devices, mobile telephones, smart phones, and any similar digital device which currently exists or may exist for the purpose of accessing, modifying, deleting, controlling or transferring my digital assets, and (ii) access, modify, delete, control and transfer my digital assets, including but not limited to, my emails received, email accounts, blogging accounts, digital music, digital photographs, digital videos, software licenses, social network accounts, file sharing accounts,

bank or other financial accounts, domain registrations, domain name service accounts, web hosting accounts, tax preparation service accounts, online store accounts, affiliated programs, other online accounts and similar digital items which currently exist or may exist.

Severability. If any part of any provision of this instrument shall be invalid or unenforceable under applicable law, such part shall be ineffective to the extent of such invalidity only, without in any way affecting the remaining parts of such provision or the remaining provisions of this instrument.

EFFECTIVE DATE

This Power of Attorney is effective immediately unless I have stated otherwise in the Special Instructions section.

NOMINATION OF CONSERVATOR/GUARDIAN

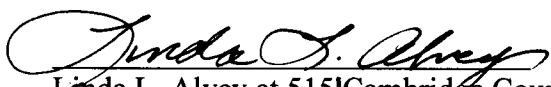
If it becomes necessary for a court to appoint a conservator of my estate or a guardian of my person, I nominate my agent acting under this Power of Attorney to be the conservator and/or guardian to serve without bond or other security.

RELIANCE ON THIS POWER OF ATTORNEY

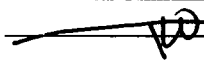
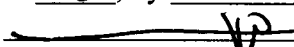
Any person, including my agent, may rely upon the validity of this Power of Attorney or a copy of it unless that person has actual knowledge it has terminated or is invalid.


SIGNATURE AND ACKNOWLEDGMENT

Date: 3-28-2025


Linda L. Alvey at 5151 Cambridge Court, Klamath Falls, Oregon 97603
to her.

State of Oregon
County of Klamath

This document was signed in my presence on March (month) 28 (day),
2025, by Linda L. Alvey (principal),  (witness), and
 (witness).


NOTARY PUBLIC
my comm. expires: 3/21/26

