

AFTER RECORDING MAIL TO:

Name Janice Hardisty

Address 16730 NE Wasco

City/State Portland, OR 97230

SR 27392

Document Title(s): (or transactions contained therein)

1. Durable General Power of Attorney
- 2.
- 3.
- 4.

Reference Number(s) of Documents assigned or released:

☐ Additional numbers on page _____ of document



Grantor(s): (Last name first, then first name and initials)

1. KELLEY, MARLYS ELAINE
- 2.
- 3.
- 4.
5. ☐ Additional names on page _____ of document

Grantee(s): (Last name first, then first name and initials)

1. HARDISTY, JANICE FAYE
- 2.
- 3.
- 4.
5. ☐ Additional names on page _____ of document

Abbreviated Legal Description as follows: (i.e. lot/block/plat or section/township/range/quarter/quarter)

S29, T2N, R6E

☐ Complete legal description is on page 6 of document

Assessor's Property Tax Parcel / Account Number(s): 02-06-32-0-0-0100-00

WA-1

NOTE: The auditor/recorder will rely on the information on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

DURABLE GENERAL POWER OF ATTORNEY

I, **Marlys Elaine Kelley**, do hereby make, constitute and appoint **Janice Faye Hardisty** as my agent and attorney in fact with power and authority:

1. Management. To take possession of, manage, administer, operate, maintain improve and control all my property, real and personal; to insure and keep the same insured; and to pay any and all taxes, charges and assessments that may be levied or imposed upon any thereof.

2. Collections. To collect and receive any money, property, debts or claims whatsoever, as are now or shall hereafter become due, owing and payable or belonging to me, to forgive debts, and to give receipts, acquittance or other sufficient discharges for any of the same.

3. Support. To make expenditures for my care, maintenance, support and general welfare, and to distribute such sums as are necessary for the care, education, support and maintenance of members of my family who are or become dependent upon me for support.

4. Investments. To retain any property which comes into the possession of my attorney in the form in which it was received and to make investments and changes of investments in such securities, including common and preferred stocks of corporations or other property, real or personal, as my attorney may deem prudent.

5. Debts. To pay my debts and other obligations.

6. Litigation. To sue upon, defend, compromise, submit to arbitration or adjust any controversies in which I may be interested, and to act in my name in any complaints, proceedings or suits with all the powers I would possess if personally present and under no legal disability.

7. Acquisition. To bargain for, buy and deal in property and goods of every description.

8. Property Disposition. To convey, grant, sell, exchange, transfer, convert, mortgage, pledge, consign, lease, hypothecate and otherwise dispose of any of my property, both real and personal.

9. Borrowing. To advance or loan my said attorney's own funds on my behalf and to borrow any sums of money on such terms and at such rates of interest as to my said attorney may seem proper and to give security for the repayment of the same.

10. Agreements. To make and deliver any deeds, conveyances, contracts, covenants and other instruments, undertakings or agreements, either orally or in writing, of whatever kind and nature, including the right to supply the legal description of any real property involved in any of the foregoing documents, which my said attorney in my attorney's discretion shall deem to be for my best interest.

11. Checks and Notes. To sign, endorse, sell, discount, deliver and/or deposit checks, drafts, notes and negotiable or non-negotiable instruments, including any payments to me drawn on the Treasury of the United States or the State of Oregon or any other state or governmental entity, and to accept drafts.

12. Voting. To appear and vote for me in person or as my proxy at any corporate or other meeting.

13. Safe Deposit Box. To have access to any safe deposit box which has been rented in my name, or in the name of myself and any other person or persons.

14. Government Benefits. To do and perform every act necessary or desirable and to serve as representative payee with respect to rights and entitlements for my benefit and the benefit of my spouse from Social Security, Medicare, military service, Railroad Retirement Board and any other source.

15. Securities. To make investments and changes of investment in such income bearing securities, including common and preferred stocks of corporations, or other property, real or personal, as my said attorney in its discretion may deem prudent, and to hold my securities in the name of its nominee or unregistered in such form that transfer thereof may be effected by delivery.

16. Withdrawal of Funds. To withdraw any monies deposited with any bank, mutual savings bank, credit union, savings and loan association, mutual fund, money market account, investment advisor or broker in my name or in the name of myself and any other person or persons and generally to do any business with any such financial institution or agency on my behalf.

17. Tax Returns. To sign and file on my behalf all city, county, state, federal and other governmental or quasi-governmental tax returns or including income, gift, sales, business, and property tax returns or reports of every kind whatsoever; to execute waivers, extension agreements, settlement agreements and closing agreements with respect to those returns and to appear for me, in person or by attorney, and represent me before the United States Treasury Department or the Oregon Department of Revenue or the taxing authority of any other state or governmental entity.

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18. Treasury Bonds. To purchase U.S. Treasury bonds or other instruments redeemable at par in payment of federal estate taxes.

19. Gifts. To give to any of my children or grandchildren gifts of personal property consistent with gifts I have given in the past or consistent with my estate plan.

20. Creation and Additions to Trust. To create any trust, revocable or irrevocable; to amend or revoke such trust or trusts or any other trust I may have the power to revoke; to act as trustee or co-trustee of any trust; to add any or all of my assets to a revocable or irrevocable trust created by me or any other for my benefit and/or the benefit of others; to further any estate plan to preserve my assets and/or to provide eligibility for Medicaid or other public benefits; and to exercise any elections in my behalf concerning any pension or other benefits, and apply for any benefits, public or private, in my behalf including Medicaid/Medicare benefits.

21. Business Interests. To continue as a going concern any business interest owned by me, either individually or as a co-partner.

22. Substitution and Delegation. To appoint and substitute for my said attorney any agents or attorneys for any or all of the purposes aforesaid, and their authority at pleasure to revoke.

23. Protective Proceedings. If protective proceedings for my person or my estate are hereafter commenced, I hereby nominate, for consideration by the court, my attorney-in-fact to serve as the conservator of my estate and as the guardian of my person.

24. General Authority. I authorize my said attorney for me and in my name generally to do and perform all and every act and thing whatsoever requisite, desirable or necessary to conduct, manage and control all my business and my property, wheresoever situate and whether now owned or hereafter acquired, as my attorney may deem for my best interests, and to execute and acknowledge any and all instruments necessary or proper to carry out the foregoing powers, hereby releasing and saving harmless all third persons from responsibility for the acts and omissions of my said attorney and empowering my said attorney to indemnify all such persons against loss, expense and liability.

25. Third Party Reliance. Third persons may conclusively rely upon the continued validity of this Power of Attorney until receiving actual knowledge of its revocation. Third persons may conclusively rely on a copy of this instrument in its entirety or any portion thereof certified as such by my Agent.

DOC # 2005156462
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EXHIBIT 'A'

The Southeast Quarter of the Southeast Quarter of the Southeast Quarter of Section 29, Township 2 North, Range 6 East of the Willamette Meridian, in the County of Skamania, State of Washington.

Also that portion of the Northeast Quarter of the Northeast Quarter of the Northeast Quarter of Section 32, Township 2 North, Range 6 East of the Willamette Meridian, in the County of Skamania, State of Washington, lying North of an existing road through the Northerly portion of said Northeast Quarter of the Northeast Quarter of the Northeast Quarter of said Section 32.

Excepting that portion conveyed to Skamania County by instrument recorded in Book 113, Page 260.

Unofficial Copy