

WHEN RECORDED RETURN TO:

John M. Bruckner
190 Oda Knight Road
Lyle, WA 98635

DOCUMENT TITLE(S):
GENERAL DURABLE POWER OF ATTORNEY OR JOHN MARK BRUCKNER

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:

GRANTOR:
John Mark Bruckner

GRANTEE:
Lisa Denise Hauge

LEGAL DESCRIPTION:
A tract of land in the Northeast Quarter of the Southwest Quarter and in the Southeast Quarter of the Northwest Quarter of Section 3, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Lot 3 of the R&N Short Plat, recorded in Book 3 of Short Plats, page 353, Skamania County Records.

TAX PARCEL NUMBER(S):
03-10-03-0-0-0205-00

G.S.

AFTER RECORDING, RETURN TO:

Phillips Reynier Sumerfield & Cline, LLP
P.O. Box 758
Hood River, OR 97031

**GENERAL DURABLE POWER OF ATTORNEY OF
JOHN MARK BRUCKNER**

I, **JOHN MARK BRUCKNER** (hereinafter called Principal), domiciled in the State of Washington, designate **LISA DENICE HAUGE** as my Attorney-in-Fact. If Lisa Denice Hauge is unable or unwilling to serve as my Attorney-in-Fact, I designate **TRACY JILL BRUCKNER** as my alternate Attorney-in-Fact.

1. **REVOCATION OF PREVIOUS POWERS OF ATTORNEY.** The Principal hereby revokes any and all Powers of Attorney which have been previously executed by him and declares that this General Durable Power of Attorney shall supersede any previous Powers of Attorney. This document known as "General Durable Power of Attorney of John Mark Bruckner," once in effect shall remain in full force and effect until revoked or terminated.
2. **EFFECTIVENESS.** This Power of Attorney shall become effective immediately upon signature of the Principal and shall continue throughout any later disability or incapacity of the Principal. Disability shall include the inability to manage property and affairs effectively for reasons such as: mental illness, dementia, mental deficiency, physical illness or any disability.
3. **NOMINATION OF GUARDIAN.** The Principal nominates his Attorney-in-Fact as Guardian of his Estate and Person for consideration by the Court if guardianship proceedings for his Estate or Person are later commenced in the State of Washington or any other state.
4. **AUTHORITY AND POWER OF ATTORNEY-IN-FACT.** The Attorney-in-Fact, as fiduciary, shall act in the best interests of the Principal and shall have authority over the assets of the Principal, whether they are located in the State of Washington, or any other State. These powers shall include:
 - (a) Selling or otherwise disposing of the Principal's separate or community real and personal property. The Attorney-in-Fact shall have the specific authority to make, alter or revoke life insurance Beneficiary designations, or to change or assign ownership or cash in any life insurance policies owned by the Principal. The Attorney-in-Fact is also authorized to make transfers of property to any trust established for the benefit of the Principal;
 - (b) Signing the name of the Principal to any real property instruments, including deeds, conveyances, mortgages, leases or other documents which are necessary to carry out the

business or personal affairs of the Principal;

- (c) Opening and closing bank accounts and other financial instruments, making deposits to and withdrawals from bank accounts, and investing and reinvesting funds. This power shall include but is not limited to investments in stocks, bonds and government securities, and withdrawing, transferring or cashing in any and all financial or investment accounts. The Attorney-in-Fact shall have the power to borrow on behalf of the Principal and to endorse and/or cash any and all checks issued by the United States Treasury and/or United States Government, and sign forms and receive checks from the Department of Veterans Affairs;
- (d) Having access to the Principal's safe deposit box;
- (e) Signing tax returns on behalf of the Principal and representing or obtaining representation of the Principal at a tax audit;
- (f) Borrowing funds for the benefit of the Principal which may be desirable if the other alternative would be to sell a highly appreciated asset during the life of the Principal, thus forfeiting the stepped-up basis at death;
- (g) Forgiving or collecting debts owed to the Principal;
- (h) Redirecting (forwarding) the Principal's mail;
- (i) Continuing or canceling the credit cards of the Principal;
- (j) Appealing Medicare denials: The Principal hereby specifically authorizes the Attorney-in-Fact to act on the Principal's behalf to take any action or actions necessary to pursue and appeal any denials of Medicare coverage which have been issued by any health care facility or institution regarding the Principal's eligibility for Medicare benefits;
- (k) This Power of Attorney shall not provide the authority for the Attorney-in-Fact to override personal and health care decision making by the Principal, so long as he has the capacity to make such decisions in his own behalf. In case the Principal is incapacitated the Attorney-in-Fact shall have the power to do the following:
 - 1. Arrange for suitable hospital and/or residential care, including placement decisions and to provide the necessary care in an appropriate settings;
 - 2. Make determinations regarding the appropriate health care for the Principal, including but not limited to dealing with attending physicians and determining, in the judgment of the Attorney-in-Fact, which course of treatment is necessary or desirable. The Attorney-in-Fact shall have the authority to hire and discharge physicians who are treating the Principal; enforce the decisions made by the Principal; and enforce any Health Care Directives previously signed by the Principal;

3. Review and/or order the medical records of the Principal;
4. It is the desire of the Principal to receive the best possible care in the least restrictive setting. If the Principal is later incapacitated or disabled, it is the direction of the Principal that the Attorney-in-Fact explore the various care options available to the Principal.
5. **POWERS NOT SPECIFICALLY ENUMERATED.** The Attorney-in-Fact shall also have all powers which may be necessary or desirable to provide for the support or maintenance of the Principal, even if these powers are not specifically set forth in this document.
6. **DURATION.** This Durable Power of Attorney becomes effective immediately and shall remain in effect to the extent permitted by applicable law or until revoked or terminated.
7. **REVOCATION.** This Durable Power of Attorney may be revoked, suspended or terminated in the following ways: (a) If the Principal gives written notice to his Attorney-in-Fact; and (b) if this Durable Power of Attorney has been recorded in any county of any state, by recording the written notice of revocation in the Office of the Auditor of Klickitat County, Washington.
8. **TERMINATION OF THIS DOCUMENT.** This Power of Attorney shall not be revoked by any subsequent guardianship or conservatorship action, unless specifically set forth in the Court's Order. It is the intention of the Principal that the powers granted herein shall eliminate the need for the appointment of a Guardian of the Person and/or Estate of the Principal (including any guardianship or conservatorship proceeding in any state other than Washington). The death of Principal shall revoke this Power of Attorney.
9. **ACCOUNTING BY ATTORNEY-IN-FACT.** The Attorney-in-Fact, appointed by this document shall keep records of expenditures and shall account to any later-appointed Personal Representative.
10. **RELIANCE.** All persons dealing with the Attorney-in-Fact because of this document shall be entitled to rely upon this Power of Attorney, so long as neither the Attorney-in-Fact, nor any person with whom the Attorney-in-Fact was dealing, had received actual knowledge or notice of any revocation, suspension or termination of this document. Any action taken in good faith by all parties shall be binding on the heirs and Personal Representative(s) of the Principal.
11. **INDEMNITY.** The Attorney-in-Fact shall not have any personal liability for any acts done by virtue of this Power of Attorney, so long as the acts are done in good faith. The Estate of the Principal shall defend, hold harmless and indemnify the Attorney-in-Fact from all liability for acts done in good faith and not in fraud of the Principal.
12. **APPLICABLE LAW.** The laws of the State of Washington shall govern this Power of Attorney even though this Power of Attorney is signed in the State of Oregon. It is the

intention of the Principal that this document be valid in all states and territories of the United States. If any provision in this document is held invalid or inconsistent with the laws of the state where the Principal is located, then the inconsistent or invalid part shall be deleted and disregarded, and the remaining parts shall not be affected.

13. **EXECUTION AND DATE OF SIGNING.** This Power of Attorney is signed in original the day and year indicated below and is to become effective immediately.

DATED this 23 day of September, 2015.



John Mark Bruckner, Principal

STATE OF OREGON)
) ss.
County of Hood River)

I certify that I know or have satisfactory evidence that John Mark Bruckner is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this 23rd day of September, 2015.




NOTARY PUBLIC in and for the State of
Oregon, residing at Hood River, OR
My commission expires: 3-31-2018