

SEP-22-1995 13:52

RANDY H HANSON CONST INC

3608345561 P.02

WITH DURABLE PROVISION

Randy Hanson

8415 NE Livingston

Camas, WA 98607

123455

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KNOW ALL PERSONS BY THESE PRESENTS: That Douglas L. Habersetter

residing at 2184 Lake Lucille Drive, P O Box 874302 City of Wasilla  
 County of \_\_\_\_\_, State of Alaska made, constituted and  
 appointed, and by these presents \_\_\_\_\_ makes, constitute and appoint Randy H Hanson  
3205 NE 182nd Avenue  
 of the City of Vancouver County of Clark State of Washington  
 true and lawful attorney for him and in his name, place and stead and for his  
 use and benefit

White Salmon property (Exhibit A), Ewing property (Exhibit B),  
 and the Willard property (Exhibit C)

Index ☒  
 Indexed, Cir ☒  
 Indirect ☒  
 Filmed ☒  
 Mailed ☒

to ask, demand, sue for, recover, collect and receive all such sums of money, debts, dues, accounts, legacies, bequests, interests, dividends, annuities and demands whatsoever, as are now or shall hereafter become due, owing, payable or belonging to Douglas L. Habersetter and have, use and take all lawful ways and means in his name, or otherwise for the recovery thereof, by attachments, arrests, distress or otherwise, and to compromise and agree for the same, and acquittances or other sufficient discharges for the same for him and in his name, to make, seal and deliver, to bargain, contract, agree for, purchase, receive and take lands, tenements, hereditaments, and accept the seizin and possession of all lands, and all deeds and other assurances in the law therefor, and to lease, let, demise, bargain, sell, remise, release, convey, mortgage and hypothecate lands, tenements, and hereditaments, upon such terms and conditions, and under such covenants as he shall think fit. Also, to bargain and agree for, buy, sell, mortgage, hypothecate, and in any and every way and manner deal in and with goods, wares and merchandise, choses in action, and other property in possession or in action, and to make, do and transact all and every kind of business, of what nature and kind soever, and also for him and in his name, and as act and deed, to sign, seal, execute, deliver and acknowledge such deeds, leases and assignments of leases, covenants, indentures, agreements, mortgages, hypothecations, bottomries, charter parties, bills of lading, bills, bonds, notes, receipts, evidences of debt, releases and satisfaction of mortgage, judgments and other debts, and such other instruments in writing of whatever kind or nature, as may be necessary or proper in the premises.

GIVING AND GRANTING unto \_\_\_\_\_ said attorney full power, and authority to do and perform all and every act and thing whatsoever requisite and necessary to the execution of the powers herein granted, as fully to all intents and purposes as \_\_\_\_\_ might or could do if personally present. \_\_\_\_\_ hereby ratifying and confirming all that \_\_\_\_\_ said attorney \_\_\_\_\_ shall lawfully do or cause to be done by virtue of these presents,

This power of attorney ☐ shall be revoked upon ☐ shall become effective upon ☐ shall not be affected by disability of the principal, and shall otherwise ☐ continue in full force and effect until revoked by subsequent writing ☐ become null and void after the \_\_\_\_\_ day of \_\_\_\_\_

FILED FOR RECORD  
 SKAMANIA CO. WASH  
 BY SKAMANIA CO. TITLE

OCT 5 4 27 PM '95  
 GARY M. OLSON  
 AUDITOR

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(Optional) The said \_\_\_\_\_ further  
 nominates \_\_\_\_\_ as guardian  
 of \_\_\_\_\_ estate and person for consideration by the court if protective proceedings for \_\_\_\_\_ estate or person  
 are hereafter commenced.

In Witness Whereof, I have hereunto set my hand the 26th day of September  
95.

[Signature]

Signed and Delivered in the Presence of

Susan Y. Jones  
 \_\_\_\_\_  
 \_\_\_\_\_

STATE OF Alaska }  
 County of Mat-Su Borough } ss.

## (INDIVIDUAL ACKNOWLEDGMENT)

I, Susan Y. Jones, Notary Public in and for the State of Alaska  
 do hereby certify that on this 26th day of September, 1995, personally appeared before me  
Douglas L. Hallenstegon

to be known to be the individual described in and who executed the within instrument and acknowledged that he  
 signed the same as his free and voluntary act and deed for the uses and purposes herein mentioned.

Signed and sworn to before me this 26th day of September, 1995.

Susan Y. Jones  
 Notary Public in and for the State of Alaska  
 My appointment expires: 9-20-99



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## EXHIBIT A

## Legal for White Salmon property:

The West half of the Northwest quarter of the Northeast quarter of Section 20, Township 3 North, Range 10 East of the Willamette Meridian in the County of Skamania, State of Washington;

The East half of the Northwest quarter of the Northeast quarter of Section 20, Township 3 North, Range 10 East of the Willamette Meridian in the County of Skamania, State of Washington;

The West half of the Northeast quarter of the Northwest quarter of Section 20, Township 3 North, Range 10 East of the Willamette Meridian in the County of Skamania, State of Washington;

The East half of the Northeast quarter of the Northwest quarter of Section 20, Township 3 North, Range 10 East of the Willamette Meridian in the County of Skamania, State of Washington;

SUBJECT TO: Easement for ingress and egress including the terms and conditions thereof, in Book 82, Page 781, Skamania County Deed Records, and Agreement for Right of Way including the terms and provisions thereof, recorded March 6, 1984 in Book 83, Page 199, Skamania County Deed Records, and Easement for Telephone lines, including the terms and conditions thereof recorded June 27, 1985 in Book 84, Page 701 Skamania County Deed Records.

## EXHIBIT B

Legal description for the Hanson/Habersatzer property in Section 7, Township 10 South, Range 38 East of the Willamette Meridian, Baker County, Oregon (Assessor's Nos. 1038 7B 300, 1038 7B 400, and 1038 7C 1000):

Lots 1 and 2 in Section 7, Township 10 South, Range 38 East of the Willamette Meridian, County of Baker and State of Oregon; EXCEPTING THEREFROM the following described portion thereof: Beginning at the Southwest corner of said Lot 2; thence North 0°10'02" East along the West line of said Section 7, a distance of 347.00 feet; thence North 89°56'58" East parallel with the South line of said Lot 2, a distance of 900.00 feet; thence South 0°10'01" West parallel with the West line of said Lot 2, a distance of 347.00 feet to the South line of said Lot 2; thence South 89°56'58" West along said South line, 900.00 feet to the point of beginning.

ALSO, a portion of Lot 3 in Section 7, Township 10 South, Range 38 East of the Willamette Meridian, County of Baker and State of Oregon, more particularly described as follows: Beginning at a point 900 feet East of the West quarter corner of said Section 7; thence East 426 feet, more or less, to the Northeast corner of said Lot 3; thence South 526 feet; thence West 426 feet, more or less, to the East line of tract described in Deeds 76 43 067; thence North 526 feet to the point of beginning.

In Twp. 10 S., R. 38 E., W.M.:  
Sec. 7: The North 990 feet of Lot 1.

Assessor's Account No.: 06474 5-7 103807 3001

SUBJECT TO easements, right of ways, reservations, restrictions and encroachments as the same may exist or appear of record, including but not limited to an easement for road recorded January 20, 1981, in Deeds 81 05 006.

SUBJECT TO any and all additional taxes, penalties or interest accruing to said premises in the event of its disqualification from its current special assessment classification for farm use purposes, if any, which Grantee assumes and agrees to pay.

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## EXHIBIT C

Lots 1, 2, 3, & 4, Habarsetzer Hanson Short Plat #04-09-26-00030300

## Legally described as:

All that portion of the North Half of the North Half of the Southwest Quarter of Section 26, Township 4 North, Range 9 East of the Willamette Meridian, lying Westerly of County Road No. 3085 designated as the Oklahoma Road, in the County of Skamania, State of Washington.

SUBJECT TO: Rights of other thereto entitled in and to the continued uninterrupted flow of Little White Salmon, and right of upper and lower riparian owners in and to the use of the waters and the natural flow thereof; Rights, if any, of the property owners, abutting the Little White Salmon in and to the waters of the Little White Salmon and in and to the bed thereof; also boating and fishing rights of property owners abutting the Little White Salmon or the stream of water leading thereto or therefrom; Any adverse claims based upon the assertion that Little White Salmon has moved.