

RETURN ADDRESS:

Randall Bandy
5000 NE 72nd Ave #N90
Vancouver, WA 98661

FILED FOR RECORD
SKAMIA CO., WASH
BY *Mary Wilson*
FEB 15 3 10 PM '02
J. Garvison
AUDITOR
J. MICHAEL GARVISON

Please Print or Type Information.

Document Title(s) or transactions contained therein:

1. Durable Power of Attorney
2. _____
3. _____
4. _____

GRANTOR(S) (Last name, first, then first name and initials)

1. Bernard K. Bandy
2. _____
3. _____
4. _____

Additional Names on Page _____ of Document.

GRANTEE(S) (Last name, first, then first name and initials)

1. Vickie Gail Halsey
2. _____
3. _____
4. _____

Additional Names on Page _____ of Document.

LEGAL DESCRIPTION (Abbreviated: i.e., Lot, Block, Plat or Section Township, Range, Quarter/Quarter)

Complete Legal on Page _____ of Document.

REFERENCE NUMBER(S) Of Document assigned or released:

Additional Numbers on Page _____ of Document.

ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER

Property Tax parcel ID is not yet assigned.

Additional Parcel Numbers on Page _____ of Document.

The Auditor/Recorder will rely on the information provided on the form. The Staff will not read the document to verify the accuracy or completeness of the indexing information.

1
2
3
4 **DURABLE POWER OF ATTORNEY**
5

6
7 BERNARD K. BANDY, residing at Underwood, Skamania County,
8 Washington, as authorized by RCW 11.94, hereby names his daughter, VICKIE
9 GAIL HOSEY, residing in Springfield, Missouri, as attorney-in-fact with the
10 intention that this designation of durable power of attorney shall remain in force
11 and not be limited by any future disability or incompetence of the principal. In
12 the event VICKIE GAIL HOSEY shall be unwilling or unable to act as attorney-
13 in-fact, BERNARD K. BANDY appoints his son, RANDALL KEITH BANDY,
14 residing in Gladstone, Oregon, as alternate attorney-in-fact, with all the same
15 powers as granted unto the first-named attorney-in-fact.

16 1. **POWERS.**

17 (a) **General Powers.** The attorney-in-fact shall act as a fiduciary for the
18 principal. The attorney-in-fact shall have all powers over the principal's estate
19 that the principal has or acquires, both within and without the State of
20 Washington, except for those powers specifically excluded in paragraph 1(c) of
21 this document. In the event of the principal's disability or incompetence the
22 attorney-in-fact shall have equal powers over the principal's person as well.

23 (b) **Specific Powers.** The attorney-in-fact shall have all powers as are
24 necessary or desirable to provide for the support, maintenance, health,
25 emergencies, and urgent necessities of the Principal. The specific powers of the
26 attorney-in fact shall include, but not be limited to, the following:

1 (1) To have the sole and exclusive authority to determine
 2 medical treatment for the principal, if the principal shall be
 3 physically or mentally incapacitated or otherwise unable to make
 4 such authorization for himself, including authorization for
 5 emergency care, hospitalization, surgery, therapy and/or any other
 6 kind of treatment which the attorney-in-fact shall, in her/his sole
 7 discretion, think necessary.

8 (2) To be given first priority, along with the other members
 9 of the principal's family, in visitation should the principal be a
 10 patient in any institution and unable to express a preference on
 11 account of his illness or disability.

12 (3) To have the authority to revoke any Community
 13 Property Agreement between the principal and his spouse and to
 14 make any necessary gifts for the purpose of qualifying the principal
 15 for medical assistance or limited casualty program for the medically
 16 needy.

17 (4) To buy, receive, lease, borrow, accept, or otherwise
 18 acquire; to sell, convey, lend, release, waive, mortgage, quit claim,
 19 or otherwise encumber or dispose of; to revoke, create, or modify
 20 any trust of; or to contract or agree for the acquisition, disposal, or
 21 encumbrance of, any property whatsoever or any custody,
 22 possession, interest, or right therein, upon such terms as my said
 23 attorney shall think proper.

24 (5) To make, endorse, accept, receive, sign, seal, execute,
 25 acknowledge and deliver deeds, mortgages, leases, assignments,
 26 agreements, certificates, obligations, checks, notes, bonds, vouchers,
 27 receipts, notices, claims, proofs, proxies, stock powers, bond
 28 stock certificates and such other written instruments or whatever
 kind and nature as may be necessary, convenient, or proper in the
 premises.

(6) To deposit, withdraw or transfer any money or credits in
 any banking or building, savings, loan or credit union institution or
 any other depository, or investment or execute and renew any
 checks, withdrawals, deposits, promissory notes, bonds, bills or
 exchange or evidences of indebtedness and to waive notice of demand
 and other protest and to transact and perform any and all other
 banking or financial business and affairs of any kind whatsoever, as
 fully and completely as I may do if present.

ROBERT O.
 WEISFIELD
 Attorney-at-Law
 WSBA # 3538
 P.O. Box 421
 (210 E. Stouben)
 Bingen, WA 98805
 (509) 493-2772

1 (c) Exclusions. The attorney-in-fact shall not have the power to revoke
 2 or change any estate planning or testamentary documents previously executed by
 3 the principal, except as provided herein.

4 2. EFFECTIVE DATE. This power of attorney shall become effective
 5 upon the disability or incompetence of the principal. Said disability or
 6 incompetence shall be evidenced by the written statements of two physicians then
 7 attending the principal.

8 3. DURATION. This Durable Power of Attorney becomes effective as
 9 provided in paragraph 2, and shall remain in effect until revoked or terminated
 10 under the terms of paragraph 4.

11 4. REVOCAION AND TERMINATION.

12 (a) Revocation. This power of attorney may be revoked, suspended or
 13 terminated in writing by the principal with written notice to the designated
 14 attorney-in-fact and by recording the written instrument of revocation in the
 15 office of the recorder or auditor of the principal's residence - to wit - the
 16 auditor's office of Skamania County in Stevenson, Washington.

17 (b) Termination by Death of the Principal. The death of the principal
 18 shall be deemed to revoke this power of attorney upon actual knowledge or actual
 19 notice being received by the attorney-in-fact.

20 (c) Nomination of Guardian. If guardianship or protective proceedings
 21 are commenced in the appropriate court for the appointment of a guardian or
 22 limited guardian of the principal's estate or person, the principal hereby
 23 nominates the attorney-in-fact as the appropriate person to be appointed as
 24 guardian or limited guardian if the guardianship is deemed necessary by the
 25 court. Pursuant to RCW 11.94.010, the court shall appoint the attorney-in-fact as
 26 the principal's guardian or limited guardian if this nomination is the principal's
 27 most recent nomination made in a Durable Power of Attorney. The court shall

1 not appoint the attorney-in-fact as the principal's guardian or limited guardian
 2 only if good cause is shown or if the attorney-in-fact is deemed disqualified.

3 (d) Termination by Appointment of Guardian. This power of attorney
 4 may be terminated, revoked, or suspended by any person who is appointed by the
 5 Superior Court to be guardian of the estate of the principal; however, court
 6 appointment of a guardian of the person of the principal shall not affect this
 7 power of attorney.

8 5. RIGHTS AND DUTIES OF THE ATTORNEY-IN-FACT

9 (a) Reliance. The attorney-in-fact and all persons dealing with the
 10 attorney-in-fact shall be entitled to rely upon this power of attorney so long as it
 11 is effective, and has not been revoked, suspended, or terminated. Any action
 12 taken in reliance on this document unless otherwise invalid or unenforceable shall
 13 be binding on the heirs, devisees, legatees, or personal representatives of the
 14 principal.

15 (b) Indemnity. The estate of the principal shall hold harmless and
 16 indemnify the attorney-in-fact from all liability for acts done in good faith and
 17 not done in fraud of the principal.

18 (c) Accounting. The attorney-in-fact shall be required to account to any
 19 subsequently appointed personal representative.

20 Dated this 26 day of August, 1997.

21
 22
 23 Bernard K. Bandy
 24 BERNARD K. BANDY, Principal

1 STATE OF WASHINGTON)
2 County of Klickitat) ss

3
4 This is to certify that on the 10 day of August, 1997, before me, the
5 undersigned Notary Public, personally appeared BERNARD K. BANDY, to me
6 known to be the individual described herein and who executed the foregoing
7 Durable Power of Attorney, and acknowledged to me that he signed and sealed
8 the same as his free and voluntary act and deed, for the uses and purposes therein
9 mentioned.

10 IN WITNESS WHEREOF, I have hereunto set my hand and affixed my
11 official seal.



Heidi Struck

Heidi Struck
Notary Public for Washington
residing at White Salmon
Commission expires: 4/11/98

26 ROBERT D. WEISFIELD
Attorney-at-Law
27 WSBA # 3538
P.O. Box 421
(218 E. Stauben)
28 Blingen, WA 98825
(509) 493-2772

DURABLE POWER OF ATTORNEY
PAGE 5 of 5