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## POWER OF ATTORNEY APPROPRIATING SALE AND PURCHASE OF REAL PROPERTY

T. SAW

I (we), the undersigned co-tenants, appoint:

JOHN C. HAYWARD

1471 No. Acacia, Reedley, CA 93654  
209-659-2566

MRS. L. G. MCQUEEN

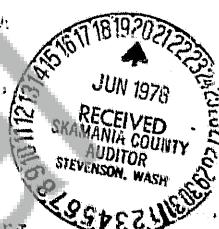
1956 E. Townsend, Reedley, CA 93654  
209-659-6330

MR. JACK ENNS

1307 G. St., Reedley, CA 93654  
209-659-2295

as my (our) attorneys in fact with respect to transactions concerning the described real property in Exhibit A, which is attached and hereby incorporated by reference and made a part hereof, for all purposes or prices as to the attorneys in fact may seem advisable.

My attorneys in fact are hereby authorized to sign, seal and deliver as a principal's act and deed, any contract, deed, or other instrument of writing that may be necessary or proper to carry into effect and execution any agreement for sale made by them in such manner that all of my (our) right, title, and interest in said real property may be effectively and absolutely conveyed and assured to the purchaser thereof; to his, her, or its heirs, successors, and assigns forever, or to such other person or entity as such purchaser may name or appoint. And I hereby declare that all and every of the contracts, deeds, receipts, matters and things which shall be by said attorneys in fact given, made or done for the aforesaid purposes shall be as good, valid, and effectual as if they had been signed, sealed, and delivered by me (us) as principal(s) in my (our) own person(s); and I (we) hereby undertake at all times to ratify whatsoever said attorneys in fact shall lawfully do or cause to be done pursuant to this power.



J 2/25/954

Said attorneys in fact are hereby further authorized to receive in their name the consideration or purchase price arising from the sale of any of said real property, or any interest therein, and to give good receipt therefor, which receipt shall exonerate the person paying such money to them from liability to the application, or being responsible for the loss or misappropriation thereof. If said consideration should be paid by check or draft, my (our) attorneys in fact are hereby authorized to endorse and cash said check or draft and collect the proceeds thereof, whether the same be payable to me or to them, as my attorneys in fact.

### II. MANAGEMENT

In order to preserve the land and to realize whatever rents and profits are possible from the land, during the interim period until sale of the land is accomplished, my (our) attorneys in fact are hereby vested with full authority and power of management on my behalf to rent, lease, or make any other desirable arrangement to make the land productive. However, the attorneys in fact shall be required, pursuant to the above granted powers and authority, to establish and maintain suitable banking and accounting procedures. The attorneys in fact shall cause to be prepared and distributed to me (us) annual audited financial statements prepared by a CPA. The said financial statement is to be mailed to the address given below or to the address sent to one or more of the above named attorneys in fact by certified mail.

### III. PROVISION OF COSTS.

All contracts and to be assessed proportionately to defray personal expenses of the attorneys in fact in the execution of the authority, powers, and duties set forth above.

J 5 955  
Page 3 of Power of Attorney of Pacific Associates  
Executed at Dallas, Oreg  
City or County \_\_\_\_\_ State \_\_\_\_\_

on Jan 17, 191974.

Bruce M Flanning

PRINCIPAL

TRUSTEE

ADDRESS

Route 3 Box 76 F  
Dallas, Oreg.

STATE OF Oregon)  
COUNTRY OF U.S.A.) so

On this day personally appeared before me Bruce M Flanning and \_\_\_\_\_, to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he (she, they) signed the same as his (her, their) free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 17th of January,  
1975.

Joel M. Balzer  
Notary Public in and for the State of Oregon.  
My Commission expires DECEMBER 7, 1976.

It is my intention to deed my 3 units  
to Pacific College once a value is established.

Bruce

## EXHIBIT "A" TO POWER OF ATTORNEY AFFECTING REAL PROPERTY

LEGAL DESCRIPTION OF PROPERTY SUBJECT TO POWER OF ATTORNEY  
SITUATED IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON.

That portion of the NW<sup>1</sup>/<sub>4</sub> of the SE<sup>1</sup>/<sub>4</sub> of Section 3<sup>4</sup>, Township 6 E.W.M., described as follows: beginning at a point south 200 feet from the center of the said Section 3<sup>4</sup>; thence south 28° 40' feet;

thence south 13° 40' east 200 feet; thence south 29° 40' east 116 feet; thence south 23° east 200 feet to the north line of Government Lot 2 of the said section 3<sup>4</sup>; thence west 760 feet; thence north to the southerly line of the S.P. & S. Railway Company's right of way; thence northeasterly along said right of way line to the point of beginning; and

Government Lot 1 of Section 3, Township 1 North, Range 6 E.W.M.; and Government Lots 2 and 3 and the NE<sup>1</sup>/<sub>4</sub> of the SW<sup>1</sup>/<sub>4</sub> of Section 3<sup>4</sup> aforesaid EXCEPT that portion thereof lying northwesterly of the southerly railway right of way line aforesaid, and EXCEPT the following described tract: Beginning at the northeast corner of the said Government Lot 2; thence west 330 feet; thence south to an iron pipe marking the southerly right of way line of County Road No. 1016 leading to Woodard Marina Estates and designated as the Skamania Landing Road; thence south 116.5 feet; thence south 15° 30' east to the meander line of the Columbia River; thence in a northeasterly direction following the meander line of the Columbia River to a point south of the point of beginning; thence north 280 feet, more or less, to the point of beginning;

TOGETHER WITH all right, title and interest of the grantor in those lands of the second class conveyed by the State of Washington and fronting and abutting upon the above described real property;

EXCEPTING, AND RESERVING to the grantor, however, and to her heirs and assigns, the following rights and interests in the above described real property:

- (1) The right to use and occupy the existing dwelling house on said premises and the fenced yard and garden area adjacent thereto for a period terminating on October 15, 1971; and
- (2) The fee title to the following described real property: Beginning at the northeast corner of Government Lot 2 of Section 3<sup>4</sup>, Township 2 North, Range 6 E.W.M.; thence south to a point on the southerly right of way line of the county road leading to the real property platted as Woodard Marina Estates, said point being marked by an iron pipe; thence south 116.3 feet to an iron pipe marking a point on the west line of a tract of land conveyed to Jim Attwell and Pauline K. Attwell, husband and wife, by deed recorded at page 478 of Book 57 of Deeds, Records of Skamania County, Washington; thence south 15° 30' east along said west line to a point north 15° 30' east and 216 feet distant from the meander line of the Columbia River, said point being the initial point of the tract hereby.

## EXHIBIT "A" TO POWER OF ATTORNEY AGREEMENT, PLANO, TEX., CONT.

measured; thence south 15°30' east 16 feet to the corner line of the Columbia River; thence in a northwesterly direction following the corner line of the Columbia River a distance of 100 feet, thence north 15°30' east 16 feet; thence in a northeasterly direction 100 feet to the corner line; said easement containing 2 acres, more or less.

RIGHTS OF WAY: All rights, easements, privileges, franchises, permits and other rights of way now existing upon said tract;

AND TO HEMBREE & CO a right-of-way road 10 feet in width, running with County Road No. 1016, known as the Skamania Road; said road shall be located adjacent to the east boundary of the premises herein described;

SUBJECT TO easement and right of way granted to Northwestern Electric Company, a corporation, for an electric power transmission line; and

SUBJECT TO easements and rights of way for public roads, including any right of way granted to Skamania County for relocation of County Road No. 1016 (Skamania Landing Road).