

86650

J 988

Page 1 of 3 pages

POWER OF ATTORNEY AFFECTING SALE AND INTEREST OF REAL PROPERTY

I. SALES

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

JOHN C. HAYWARD

1471 No. Locia, Redley, CA 93654
209-638-2546

MR. L. G. NEWMAN

4956 E. Tuleant, Fresno, CA 9372
209-235-6890

MR. JACK LANS

1507 G. St., Redley, CA 93654
209-638-2295

as my (our) attorneys in fact with respect to transactions concerning the described real property in Exhibit A, which is attached and by incorporated by reference and made a part hereof, for such price 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 effectually 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.

Page 2 of 3 pages

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 therefore, which receipt shall exonerate the person paying such money to them from looking to the application, or being responsible for the loss or misapplication 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. PROPORTION OF COSTS

All co-tenants are 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.

Executed at Luciano, California
 City or County State
 on November 1, 1974.

J J Franzen
 PRINCIPAL

PRINCIPAL

ADDRESS

6035 N. 1st
Luciano, Calif 93710

STATE OF CALIFORNIA

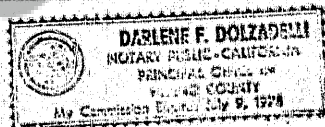
COUNTY OF FRESNO

ss

On this day personally appeared before me J.J. FRANSEN

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 01 of November, 19 74.



Darlene F. Dolzadelli
 Notary Public in and for the State of CALIFORNIA

My Commission Expires JULY 9, 1978

J 991

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 $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 34, Township 2 North, Range 6 E, W. M., described as follows: beginning at a point south 39° east 650 feet from the center of the said Section 34; thence south 28° east 168 feet;

thence south 13° 40' east 200 feet; thence south 29° 40' east 268 feet; thence south 23° east 263 feet to the north line of Government Lot 2 of the said section 34; 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 $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 34 aforesaid EXCEPT that portion thereof lying northerly 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 330 feet, more or less, to the point of beginning;

TOGETHER WITH all right, title and interest of the grantor in share 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 34, 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

J 792

EXHIBIT "A" TO POWER OF ATTORNEY AND TRUST AGREEMENT, RE: PROPERTY, CONT.

reserved; thence south 15°30' east, 16 feet to the meander line of the Columbia River; thence in a southeasterly direction following the meander line of the Columbia River a distance of 100 feet; thence north 15°30' east 216 feet; thence in a northeasterly direction 400 feet to the initial point; said excepted tract containing 2 acres, more or less;

TOGETHER WITH shorelands of the second class conveyed by the State of Washington fronting and abutting upon said tract;

AND TOGETHER WITH a private access road 10 feet in width connecting with County Road No. 1016 designated as the Skamania Landing Road; said access road to be located adjacent to the east boundary of the premises hereby conveyed;

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).