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BOOK 247 - 456

AFTER RECORDING RETURN TO:
MARGARET MADISON PHELAN P.S.
Attorney at Law
502 E McLoughlin Blvd
Vancouver WA 98663-3357
360 696-2069 [fax 360 696-0515]

Margaret Madison Phelan P.S.

JUL 25 3 10 PM '03

P. Lowry

J.M.

DOCUMENT TITLE: DURABLE POWER OF ATTORNEY OF BERNARD K. BANDY

REFERENCE NUMBER(S): 143778 Book 220 Pages 622-627

REASON: Re-record to add attachments

GRANTOR(S): BERNARD K. BANDY

GRANTEE(S): RANDALL KEITH BANDY (Agent)

LEGAL DESCRIPTION (abbreviated form): N/A

ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER: N/A

147669

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Margaret Madison Phelan

FEB 18 4 21 PM '03

Lawry

J.F. DON

BOOK 247 PAGE 457

DOCUMENT TITLE: DURABLE POWER OF ATTORNEY OF BERNARD K. BANDY

REFERENCE NUMBER(S): 143778 Book 220 Pages 622-627

REASON: Re-record to add attachment

GRANTOR(S): BERNARD K. BANDY

GRANTEE(S): RANDALL KEITH BANDY (Agent)

REGISTERED	/
NOTARIAL	/
EXPIRATION	/
NOTARY	/
STATE	/

LEGAL DESCRIPTION [abbreviated form]: N/A

ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER: N/A

143778

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RETURN ADDRESS:

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

Mary Wilson

FEB 15 3 10 PM '02

J. Larry

J. MICHAEL GARVISON

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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. Becca K. Bandy
- 2.
- 3.
- 4.

☐ Additional Names on Page _____ of Document.

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

1. Vickie Gail Hasey
2. Randall Keith Bandy
- 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.

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237 480
247 459

DURABLE POWER OF ATTORNEY

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

1. POWERS.

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

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

ROBERT D.
WEISFIELD
Attorney-at-Law
WSBA # 3538
P.O. Box 421
(218 E. Steuben)
Bingen, WA 98605
(509) 493-2772

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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 or
28 stock certificates and such other written instruments of 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.

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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. REVOCATION 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

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

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

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

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

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

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

Dated this 26 day of August, 1997.

Bernard K. Bandy
BERNARD K. BANDY, Principal

ROBERT D.
WEISFIELD
Attorney-at-Law
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P.O. Box 421
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1 STATE OF WASHINGTON)
2 County of Klickitat) ss

3
4 This is to certify that on the 14 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

25
26 ROBERT D.
WEISFIELD
Attorney-at-Law
27 WSBA # 3536
P.O. Box 421
(218 E. Steuben)
Bingen, WA 98605
(509) 493-2772

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MAR-06-2002 11:55 AM EDWARD JONES

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PAUL M. HAMADA, M.D.
HOOD RIVER INTERNAL MEDICINE, PC.
PHYSICIAN - INTERNAL MEDICINE
1784 May Street • Hood River, Oregon 97031 • Phone (541) 306-4511

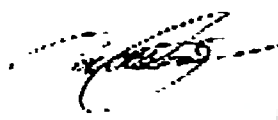
August 20, 2001

re. BANDY, BERNARD KEITH

To Whom It May Concern:

On June 21, 2001, Mr. Bandy suffered a major hemispheric stroke resulting in partial hemiparesis and cognitive dysfunction. Because of the latter, Mr. Bandy is NOT capable of caring for his own personal or financial matters.

Sincerely,


Paul M. Hamada, M.D.
PMH/pmh



SELAH CLINIC

PAUL E. EMMANS, Jr., D.O.

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118 S. Second Street
Selah, WA 98942
Tel: (509) 697-4827
Fax: (509) 697-5663

August 21, 2001

To Whom This May Concern:

Re: Bernard "Keith" Bandy
DOB: 8-2-37

Mr. Bandy is a resident at the Renaissance Care Center. He has a diagnosis of thrombotic stroke with hemiparesis aphasia and apraxia.

He is unable to manage his own financial and personal affairs due to the above condition.

If we can be of further assistance please let us know.

Yours truly,

Paul E. Emmans, Jr., D.O.

PEE:nt

001126

DECLINATION OF RIGHT TO SERVE AS ATTORNEY IN FACT

POWER OF ATTORNEY

JMMMP Clients A-L Bandy Medicaid COPEB Bandy A-L Bandy 06312003 Affidavit for Bernard and