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18010

SPECIAL  
POWER OF ATTORNEY

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KNOW ALL MEN BY THESE PRESENTS: That WELLS FARGO REALTY SERVICES, INC. (hereinafter referred to as WELLS FARGO), a California corporation, as Trustee of Trust, hereby makes, constitutes and appoints PAUL J. GIUNTINI, and SUSAN J. KRAMER, and each of them, its true and lawful attorney for it and in its name and place and stead and for its use and benefit to execute on its behalf as the "Seller" therein in its capacity as Trustee, any and all documents regarding present and future projects of Penn Phillips Properties, Inc., or any of its affiliated companies, including, but not limited to the following developments:

- (a) Oregon Pines
- (b) Ferguson Mountain Pines
- (c) Salmon River Country (Salmon River Estates, Units 1, 2, 3 & 4)
- (d) Salmon River Country Estates
- (e) Salmon River Highland
- (f) Christmas Valley, Oregon
- (g) Hesperia Mobile Home Estates
- (h) Salton Sea Tract 750, Imperial County

including, but not limited to the following documents:

- (1) The standard form "Agreement For The Sale And Purchase Of Real Estate";
- (2) The standard form "Consent To Assignment" and "Assignment Of Agreement For The Sale And Purchase Of Real Estate";
- (3) "Agreement Of Sale - Note/Trust Deed Transaction"; and
- (4) "Assignment And Surrender Of Agreement For The Sale And Purchase Of Real Estate".

BE IT FURTHER KNOWN BY ALL MEN that WELLS FARGO does hereby revoke and rescind a similar such appointment dated June 22, 1982, as its true and lawful attorney for the purposes described above.

IN WITNESS WHEREOF, this Special Power of Attorney has been executed in duplicate this 15TH day of November, 1982.

WELLS FARGO REALTY SERVICES, INC.  
as Trustee of Trust

Dated: Nov. 15, 1982

By Joseph E. Duncan  
Joseph E. Duncan  
Vice President

Dated: Nov 15, 1982

By Gerald Bronkar  
Gerald Bronkar  
Assistant Secretary Vice President

cc  
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TO 1945 CA (8-74)

(Corporation)

STATE OF CALIFORNIA

COUNTY OF Los Angeles

ss.

On November 15, 1982

State, personally appeared Joseph E. Duncan

known to me to be the Vice

President, and

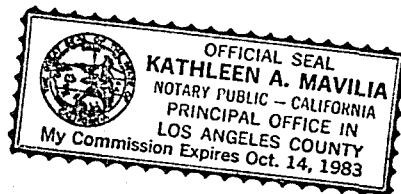
Gerald Bronkar

known to me to be Ass't Vice President of the corporation that executed the within Instrument, known to me to be the persons who executed the within Instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.

Signature

Kathleen A. Mavilia



(This area for official notarial seal)

Return to:

Penn Phillips Lands, Inc.  
123 N. LAKE AVENUE  
PASADENA, CALIFORNIA 91101

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

this 6 day of Dec. A.D. 1982 at 9:19 o'clock A.M., and

duly recorded in Vol. M82, of Deeds on Page 17123

Fee \$8.00

EVLYN BIEHN, County Clerk

By [Signature]