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RECORDED IN
OFFICIAL RECORDS
OF SAN DIEGO COUNTY, CA

1987 NOV 24 PM 2:17

VERA L. LYLE
COUNTY RECORDER

RECORDING REQUESTED BY:

ROSEMARY ANNE PERNA
Attorney at Law
1001 "B" Avenue, Suite 201
Coronado, California 92118

Vol. 79 Page 8776

WHEN RECORDED RETURN TO:

ROSEMARY ANNE PERNA
Attorney at Law
1001 "B" Avenue, Suite 201
Coronado, California 92118

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GENERAL POWER OF ATTORNEY
TO ACT IN ALL AFFAIRS
WITH DURABLE PROVISIONS

KNOW ALL PERSONS BY THESE PRESENTS that I, ANNE McNAIR RICKABAUGH, a resident of the County of San Diego, State of California, hereby appoint AMY KATHERINE GABRIEL, a resident of the County of San Diego, State of California, my true and lawful attorney-in-fact, to act in, manage and conduct all of my affairs, and for that purpose in my name and on my behalf to do and execute all or any of the following acts, deeds and things:

1. TO RECEIVE DEBTS, ETC. To ask, demand, sue for, recover, and receive all sums of money, debts, dues, goods, wares, merchandise, chattels, effects, and things of whatsoever nature or description which now are or hereafter shall be or become due, owing, payable, or belonging to me in or by any right, title, ways, or means howsoever, and upon receipt thereof or of any part thereof to make, sign, execute, and deliver such receipts, releases, or other discharges for the same respectively as she shall think fit or be advised.
2. TO SETTLE ACCOUNTS. To settle any account or reckoning whatsoever wherein I now am or at any time hereafter shall be in any wise interested or concerned with any person whomsoever, and to pay or receive the balance thereof as the case may require.
3. TO SATISFY MORTGAGES. To receive every sum of money which now is or hereafter shall be due or belonging to me upon the security or by virtue of any mortgage and on receipt of the full amount secured thereby to execute a good and sufficient release or other discharge of such mortgage by deed or otherwise.
4. TO COMPROMISE AND SUBMIT TO ARBITRATION. To compromise with or make allowances to any person for or in respect to any debt or demand whatsoever which now is or shall at any time hereafter become due and payable to me, and to take and receive any composition or dividend thereof or thereupon, and to give releases or other discharges for the whole of such debts or demands, or to submit to arbitration every such debt or demand and every other right, matter, and thing due to or concerning me as my attorney shall think best, and for that purpose to enter into and execute and deliver such bonds or arbitration or other instruments as my attorney may deem advisable in the premises.
5. TO PROSECUTE AND DEFEND. To commence, prosecute, discontinue or defend all actions or other legal proceedings touching my estate or any part thereof, or touching any matter in which I or my estate may be in any wise concerned.
6. TO MANAGE REAL ESTATE. To enter into and upon any or all my real estate, and to let, manage and improve the

same or any part thereof, and to repair or otherwise improve or alter, and to insure any buildings thereon.

7. TO GRANT LEASES, RECEIVE RENTS, ETC. To contract with any person for leasing for such periods, at such rents and subject to such conditions as my attorney shall see fit, all or any of my said real estate, and to let any such person into possession thereof, and to execute all such leases and contracts as shall be necessary or proper in that behalf, and to give notice to quit to any tenant or occupier, thereof, and to receive and recover from all tenants and occupiers thereof or of any part thereof all rents, arrears of rent, and sums of money which now are or shall hereafter become due and payable in respect thereof, and also on nonpayment thereof, or of any part thereof, to take all necessary or proper means and proceedings for determining the tenancy or occupation of such tenants or occupiers and for ejecting the tenants or occupiers and recovering the possession thereof.
8. TO SELL OR EXCHANGE REAL OR PERSONAL ESTATE. To sell, either at public or private sale, or exchange any part or parts of my real estate or personal property for such consideration and upon such terms as my attorney shall think fit, and to execute and deliver good and sufficient deeds or other instruments for the conveyance or transfer of the same, with such covenants of warranty or otherwise as my attorney shall see fit and to give good and effectual receipts for all or any part of the purchase price or other consideration.
9. TO DEPOSIT MONEYS, WITHDRAW, INVEST, ETC. To deposit any monies which may come to his hands as my attorney with any bank or banker in my name, and to withdraw any of such money or any other money to which I am entitled which now is or shall be so deposited, and either employ as she shall think fit in the payment of any debts, or interest, payable by me, or taxes, assessments, insurance, and expenses due and payable or to become due and payable on account of my real and personal estate, or in or about any of the purposes herein mentioned, or otherwise for my use, benefit, or to invest in my name in any stocks, shares, bonds, securities or other property, real or personal, as she may think proper, and to receive and give receipts for

any income or dividend arising from such investments and all and any such investments or other investments to vary or dispose of for my use and benefit as she may think fit. Also to have access to any safety deposit box registered in my name, and act as a signatory on any bank or savings account.

10. TO BORROW MONEY, MORTGAGE, ETC. To borrow any sum or sums of money on such terms and with such security, whether real or personal property, as my attorney may think fit, and for that purpose to execute all promissory notes, bonds, mortgages, and other instruments which may be necessary or proper.
11. TO CARRY ON OR WIND UP BUSINESS. To carry on or wind up any business I may own and, in connection therewith, to use the premises in which the same is or shall be carried on, with the same powers of dealing with stock, capital, and effects, and of entering into business engagements, of increasing or diminishing capital and generally of transacting the affairs of the said business as I myself have or should have.
12. TO ENGAGE AND DISMISS AGENTS, ETC. To engage, employ and dismiss agents, clerks, servants or other persons in and about the performance of these presents as my attorney shall think fit.
13. TO VOTE AT STOCKHOLDERS' MEETINGS. To vote at the meetings of stockholders or other meetings of any corporation or company, or to act as my attorney with respect to any stocks, shares, or other instruments now or hereafter held by me therein, and for that purpose to execute any proxies or other instruments.
14. TO EXERCISE FIDUCIARY POWERS. To exercise any powers and any duties vested in me, whether solely or jointly, with any other or others as executor, administrator, or trustee or in any other fiduciary capacity, so far as such power or duty is capable of being validly delegated.
15. TO EXECUTE DEEDS, BILLS, NOTES, ETC. For all or any of the purposes of these presents to enter into and sign, seal, execute, acknowledge, and deliver any contracts, deeds, or other instruments whatsoever, and to draw,

accept, make, endorse, discount, or otherwise deal with any bills of exchange, checks, promissory notes, or other commercial or mercantile instruments.

16. TO PAY HOUSEHOLD EXPENSES AND CHARITABLE SUBSCRIPTIONS. To pay, as needed, any sums to meet my ordinary household expenses and also in the discretion of my attorney to pay such charitable subscriptions as I have been in the habit of paying (and to make such other payments by way of charity as in the circumstances she shall think that I would make if I were present).
17. TO DO ALL OTHER THINGS. In general to do all other acts, deeds, matters, and things whatsoever in or about my estate, property, and affairs, or to concur with persons jointly interested with myself therein in doing all acts, deeds, matters, and things herein, either particularly or generally described as fully and effectually to all intents and purposes as I could do in my own proper person if personally present.
18. TO APPOINT SUBSTITUTES. To substitute and appoint in his place and stead (on such terms and at such salary or compensation as she shall think fit) one or more attorney or attorneys to exercise for me as my attorney or attorneys any or all of the powers and authorities hereby conferred, and to revoke any such appointment from time to time, and to substitute or appoint any other or others in the place of such attorney or attorneys as he shall from time to time think fit.
19. RATIFICATION AND DECLARATION IN FAVOR OF PERSONS WITHOUT NOTICE OF RATIFICATION. And I hereby ratify and confirm and promise to ratify and confirm all and whatsoever my attorney, or any attorney by her hereunder substituted, shall lawfully do or cause to be done in and about the premises by virtue of these presents, including anything which shall be done between the revocation of these presents by my death or in any other manner and notice of such revocation reaching my attorney. I hereby declare that as against me and all persons claiming under me everything which my attorney shall do or cause to be done in pursuance hereof after such revocation as aforesaid shall be valid and effectual in favor of any person claiming the benefit thereof who before the doing thereof shall not have had

actual notice of such revocation.

0. DURABLE POWER OF ATTORNEY. This Power of Attorney shall not be affected by any incapacity of the principal and shall remain effective for an indefinite period of time after the disability or incapacity occurs.

WITNESS my hand this 19th day of NOVEMBER, 1987, at San Diego County, California.

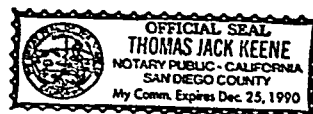
Anne McNair Rickabaugh

ANNE MCNAIR RICKABAUGH

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) ss.

On this 19th day of NOVEMBER 1987, before me, a Notary Public, in and for the County of San Diego, State of California, residing therein, duly commissioned and sworn, personally appeared ANNE MCNAIR RICKABAUGH known to me to be the person whose name is subscribed to the foregoing GENERAL POWER OF ATTORNEY WITH DURABLE PROVISIONS and acknowledged to me that she executed same.

WITNESS my hand and official seal.



Thomas Jack Keene
NOTARY PUBLIC

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Klamath County Title Co.

on this 9th day of May A.D., 19 91
at 2:34 o'clock P.M. and duly recorded
in Vol. M91 of Power of Attorney Page 8776
Evelyn Biehn
County Clerk

By *Debra M. Mullendore*

Fee, \$30.00

Deputy.