

29801

AND WHEN RECORDED MAIL TO:

FRED BERE BARNES
4300 SUNCATCHER CT
SOQUEL CA 95073

Space above this line for recorder's use

K-50048-D

FRED R. BARNES, Principal, to RON BARNES also known as FRED RONALD BARNES, Agent:

LIMITED DURABLE POWER OF ATTORNEY
FOR MANAGEMENT AND DISPOSITION
OF SPECIFIC REAL PROPERTY

TO WHOM IT MAY CONCERN:

FRED R. BARNES (the principal), presently a resident of Santa Cruz County, California, appoints RON BARNES also known as FRED RONALD BARNES (the agent), presently a resident of Klamath Falls County, Oregon, as the principal's true and lawful attorney in fact for the principal and in the principal's name, place and stead:

1. To manage, control, lease, sublease, and otherwise act concerning the principal's interest in real property described in this instrument; to collect and receive rents or income therefrom; pay taxes, charges, and assessments on the same; repair, maintain, protect, preserve, alter, and improve the same; commit the principal's resources and contract on the principal's behalf regarding the same; and do all things necessary or expedient to be done in the agent's judgment in connection with the property.

2. To grant, sell, transfer, mortgage, deed in trust, convey, pledge, and otherwise encumber and deal in the real property described in this instrument and to execute such instruments as the agent considers proper, specifically including but not limited to the power to:

(a) Represent the principal in negotiations for the sale of the real property described in this instrument, including but not limited to entering into listing agreements with brokers or other agents regarding such sale.

(b) Execute, acknowledge, and deliver contracts of sale, escrow instructions, deeds, covenants, agreements, assignments of agreements, and all other documents needed with respect to the sale of the real property described in this instrument.

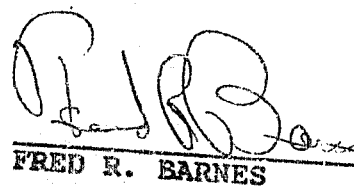
3. Without limiting the generality of the foregoing, generally to do, execute, and perform any other act, deed, matter, or thing, that in the agent's opinion ought to be done, executed, or performed in conjunction with this power of attorney, of every kind and nature, including the power to bring suit against any institution, person, or other entity that fails or refuses to honor this durable power of attorney, as fully and effectively as the principal could do if personally present.

This power of attorney shall not be affected by the principal's subsequent incapacity.

The principal does hereby ratify and confirm all that the agent shall do, or cause to be done by virtue of this power of attorney.

The property affected by this limited power of attorney is all the real property in which the principal owns in the County of Klamath Falls, Oregon.

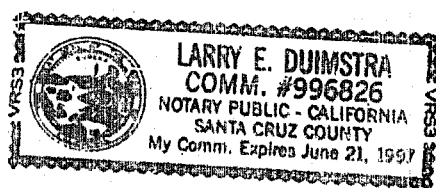
IN WITNESS WHEREOF, the principal has signed this limited durable power of attorney for management and disposition of specific real property on December 10, 1996.

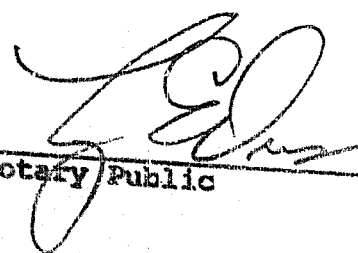

FRED R. BARNES

State of California)
County of Santa Cruz)

On December 10, 1996, before me, LARRY E. DUIMSTRA, personally appeared FRED R. BARNES, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) [is/are] subscribed to the within instrument and acknowledged to me that [he/she/they] executed the same in [his/her/their] authorized capacity(ies), and that by [his/her/their] signature(s) on the instrument the person(s), or the entity on behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.




Notary Public

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ Klamath County Title
of _____ December _____ A.D., 1996 at 2:39 o'clock _____ P. M., and duly recorded in Vol. _____ M96
of _____ Power of Attorney on Page 38606
Bernetha G. Letsch County Clerk
By _____

FEE \$10.00