

RETURN TO:
Impact Realty, Inc.
4025-80th Street N.E. #B
Marysville, WA 98270

32036

K-50136-D

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SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that B.L.F. INC., a corporation organized under the laws of the State of Washington, does hereby make, constitute and appoint PATRICK STANTON its true and lawful attorney in fact to sign, seal, acknowledge, execute and deliver, in its place and stead as the true and lawful act and deed of B.L.F. INC., all documents consistent with the withi and foregoing presents, specifically including but not limited to: deeds, conveyances, requests, for reconveyance, releases of lien, installment contracts for the purchase or sale of real estate, promissory notes evidencing the unpaid purchase price for the acquisition of real estate, mortgages, deeds of trust, U.C.C., security agreements, financing statement and such other or related documentation as may be appropriate for the acquisition or sale of various parcels of real property situated within the State of Oregon, whether improved or unimproved, in the name of B.L.F. INC. and consistent within and foregoing presents.

PROVIDED HOWEVER, the total sale price of any one parcel in any one transaction or the total purchase price for the acquisition of any one parcel in any one transaction shall not exceed the sum of \$1,000,000.00 U.S funds exclusive of closing costs, finders fees, broker commissions, loan organization fees and related financing expenses.

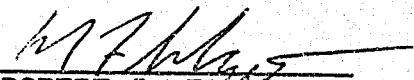


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AND FURTHER PROVIDED HOWEVER, unless earlier revoked in writing by B.L.F. INC., this Power of Attorney shall expire, becoming null and void for all lawful intents or purposes, at midnight December 31, 1997.

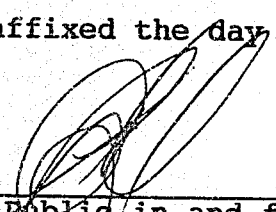
DATED this 18th day of December, 1996.


ROBERT S. FLADGATE
in his capacity as Vice-President of B.L.F. INC.

PROVINCE OF BRITISH COLUMBIA)
CITY OF VANCOUVER) S.S.

On this 18th day of December, 1996, before me, the undersigned Notary Public in and for the Province of British Columbia, duly commissioned and sworn, personally appeared ROBERT S. FLADGATE, to me known to be the Vice-President of B.L.F. INC., the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute and said instrument.

Witness my hand and official seal hereto affixed the day and year first above written.


Notary Public in and for the
Province of British Columbia,
residing at British Columbia,
ARTHUR J. PHIL
BARRISTER & SOLICITOR
#406, 1755 WEST BROADWAY
VANCOUVER, B.C. V6J 4S5
PHONE: 737-1121

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 30th day
of January A.D., 19 97 at 10:53 o'clock A. M., and duly recorded in Vol. M97
of Power of Attorney on Page 2734

FEE \$10.00

Bernetha G. Letsch, County Clerk
by Kathleen Ross