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John S. Matheson
315 W. Kennewick Avenue
Kennewick, WA 99336

First American Title
P.O. Box 981
Albany, Or 97321

K-50870
SPECIAL POWER OF ATTORNEY

KNOW ALL PERSONS BY THESE PRESENTS: That I, NANCY J. THURSTON, residing in Kennewick, Washington, do hereby make, constitute, and appoint ROBERT I. WAGAR, my trusted friend and employee of Zycon Enterprises, Inc., of Kennewick, WA my attorney-in-fact with authority to sell and convey my interest in the real property located at the following addresses: (1) 855 NW Circle Boulevard, Corvallis, Oregon; (2) 450 Pacific Boulevard, Albany, Oregon; and (3) 1730 Washburn Way, Klamath Falls, Oregon and legally described on Exhibit "A" attached hereto and incorporated herein by this reference.

Said ROBERT I. WAGAR, as attorney-in-fact, shall have the power to sign my name to Deeds, closing statements, and/or any other instrument or document necessary to be executed by which such real property may be sold, conveyed or transferred.

Such attorney-in-fact shall have my full power and authority to do and perform all and every act and thing necessary to be done in order to accomplish the sale of such real property as I might or could do if personally present. I hereby ratify and confirm all acts that such attorney-in-fact shall do or cause to be done by virtue of this instrument.

This special power of attorney shall expire ninety (90) days after execution hereof.

IN WITNESS WHEREOF, I have hereunto set my hand this 12th day of June, 1997.


NANCY J. THURSTON

STATE OF WASHINGTON)

: ss

COUNTY OF BENTON)

This is to certify that on this 12th day of June, 1997, before me the undersigned, a Notary Public in and for the State of Washington, duly commissioned and qualified, personally appeared NANCY J. THURSTON, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged to me that she signed and sealed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year first above written.

SUBSCRIBED AND SWORN to before me this 12th day of June, 1997.

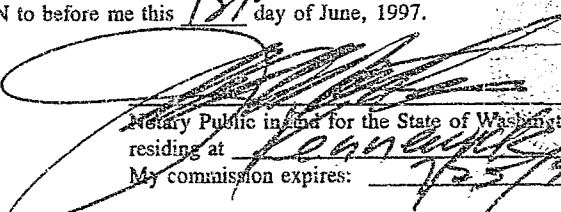

Notary Public in and for the State of Washington
residing at Kennewick
My commission expires: 7-31-98

Exhibit "A"

LEGAL DESCRIPTIONS

CORVALLIS, OREGON

The property is described as a tract of land in the Northeast quarter of Section 26, Township 11 South, Range 5 West of the Willamette Meridian, Benton County, Oregon, and also being in the H.C. Lewis Donation Land Claim NO. 47 and being more particularly described as follows:

Beginning at a 5/8 inch iron rod on the West line of U.S. Highway 99 West, a 120.00 foot right of way, said rod also being 8.75 feet North 17°55'30" East Southeast corner of the H.C. Lewis Donation Land Claim NO. 47 in Township 11 South, Range 5 West of the Willamette Meridian, Benton County, Oregon; thence, along West right of way line of said U.S. Highway 99 West, North 17°55'30" East 95.24 feet to a 5/8 inch iron rod on said West Right of way; thence leaving said West right of way line of said U.S. Highway 99 West, North 68°15'19" West, 146.11 feet to a 5/8 inch iron rod; thence South 24°30'11" West 76.16 feet to a 5/8 inch iron rod; thence South 07°12'10" West 75.00 feet to a 5/8 inch iron rod on the North right of way line of Circle Boulevard; thence, along said North right of way line of said Circle Boulevard. South 89°35'40" East 147.40 feet to a 5/8 inch iron rod on the West line of said U.S. Highway 99 West and the point of beginning of this description.

ALBANY, OREGON

Parcel I, Partition Plat No. 1991 - 42, record of Partition Plats, Linn County, Oregon. Parcel # 706164. This property is also known as 450 NW Pacific Blvd., Albany, Oregon.

KLAMATH FALLS, OREGON

The building is situated on lots 3, 11, 12, 13, and 14, Block 3, Sixth Street Addition to the city of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 2nd day
of July A.D., 1997 at 11:18 o'clock A. M., and duly recorded in Vol. M97
of Deeds on Page 20572.

FEE \$10.00

By Bernetha G. Letsch, County Clerk
Karlton Reed