

47177

Ret.to:

Gary Capps

700 N.W. Broken Arrow Rd.

Bend, OR. 97701

MTC 42642-KR

LIMITED POWER OF ATTORNEY

I, DENNIS C. KARNOPP, Trustee of the SARA LBA FISHER TRUST, u/t/a/ dated August 12, 1992, of Deschutes County, Oregon, appoint GARY L. CAPPS my Agent and attorney-in-fact ("my Agent"), with the specific power and authority to undertake only the acts set forth herein relating to the following described real property:

See Exhibit "A" attached hereto and by this reference made a part hereof.

(hereinafter the "Real Property")

With respect to the Real Property, my Agent shall have the power to lease, let, grant, bargain, sell, contract to sell, convey, exchange, remise, release and dispose of the Real Property. My Agent's authority herein shall also include the right, power and authority to take possession of, encumber, manage, maintain, operate, repair and improve the Real Property, and to pay the expenses relating thereof, to insure and keep the same insured and to pay any and all taxes, charges and assessments that may be levied or imposed upon the Real Property.

I hereby give and grant unto my Agent full power and authority freely to do and perform every act and thing whatsoever requisite and necessary to be done in and about the Real Property, as fully to all intents and purposes, as I might or could do if personally present, hereby ratifying and confirming all that my Agent shall lawfully do or cause to be done by virtue hereof. I ratify and confirm all authorized acts performed by my Agent pursuant to this Power of Attorney.

Third parties who rely in good faith on the authority of my Agent under this Power of Attorney shall not be liable to me, to my estate, or to my heirs, successors, or assigns. Third parties without actual notice of revocation may conclusively rely on the continued validity of this Power of Attorney. If requested, my Agent shall furnish, and a third party may conclusively rely on, an affidavit or certificate stating that: (i) I was competent at the time this Power of Attorney was executed; (ii) this Power of Attorney has not been revoked; (iii) my Agent continues to serve as attorney-in-fact under this Power of Attorney; and (iv) my Agent is acting within the scope of authority granted under this Power of Attorney. My Agent may sue or pursue other action against any third party who refuses to honor this Power of Attorney after such an affidavit or certificate has been provided.

The powers granted to my Agent under this Power of Attorney shall continue to be exercisable even though I have become disabled or incompetent.


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The validity and construction of this power of attorney shall be determined under Oregon law.

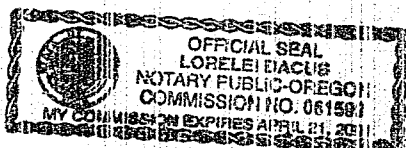
I have signed this power of attorney this 15th day of September, 1997.


DENNIS C. KARNOFF, Trustee of the
SARA LEA FISHER TRUST,
u/t/a/ dated August 12, 1992

STATE OF OREGON)
)
County of Deschutes) ss.

On this 15th day of September, 1997, before me personally appeared DENNIS C. KARNOFF, Trustee of the SARA LEA FISHER TRUST, u/t/a/ dated August 12, 1992 and acknowledged to me that he executed this power of attorney freely and voluntarily.

SUBSCRIBED AND SWORN TO before me this 15th day of September, 1997.





Notary Public for Oregon
My Commission Expires: 4/21/2001

EXHIBIT 'A'
LEGAL DESCRIPTION

34306-A

That portion of Lot 5, Section 15, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Measuring from the Southeast corner of Government Lot 1 in Section 15, Township 34 South, Range 7 East of the Willamette Meridian; thence West 391 feet to the point of beginning which is a corner of Block 5 of Woodland Park Subdivision. This point being marked with an iron peg; thence South 580 feet; thence West 452 feet to an iron peg at high water on the Williamson River; thence Northerly along the river bank 597 feet to an iron peg on the river bank; thence East 543 feet to the point of beginning.

ALSO with an easement for ingress and egress over the W1/2 SW1/4 NW1/4 and NW1/4 NW1/4 SW1/4 of Section 14, S1/2 NE1/4 and N1/2 NE1/4 SE1/4 and Lot 10 of Section 15, Township 34 South, Range 7 East of the Willamette Meridian and more fully described in an easement recorded in Volume 342, page 189, Deed Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH ss.

Filed for record at request of Amer: title the 17th day
of October A.D., 1997 at 3:37 o'clock P.M., and duly recorded in Vol. M97
of Deeds on Page 34305.

FEE \$20.00

By Bernetha G. Letsch, County Clerk
[Signature]