

AMT 48117-MS

POWER OF ATTORNEY

I, Margaret Pierce Miller, of Omaha, Nebraska, now appoint Parrell Pedersen to act or omit to act for me as follows:

1. **Property.** My attorney may take any action which my attorney deems proper regarding any of my property. This shall include the right to demand and to receive any sums of money, debts or any property which may be due to me or may be owed by me at any time. "Property" shall include all of the assets of my estate including, but not limited to, money and intangible assets.
2. **Settlement and Receipts.** My attorney may give receipts or releases for any of my property or money. My attorney may make any settlement on any matter relating to me.
3. **Real Estate.** My attorney may take any of the following actions with respect to my real estate:
 - A. Transfer any interest in my real estate for consideration upon the terms and conditions that my attorney shall deem proper, including an installment sale;
 - B. Mortgage any of my real estate;
 - C. Release any of the mortgages on any of my real estate or loans;
 - D. To sign any trust deed on any of my real estate;
 - E. To sign any other documents regarding a trust deed or the release of a trust deed with regard to any of my real estate;
 - F. To insure any of my real estate;
 - G. To repair any of my real estate;
 - H. To take any other action with regard to any of my real estate which my attorney shall see fit. Any lease, rental agreement, sales contract or exchange contract may be a length of time which my attorney shall deem proper, and may include a period which is longer than my life or which extends longer than the termination of this Power of Attorney.
4. **Bank Accounts and Checks.** My attorney may endorse any checks or drafts which I may receive and may deposit them into any of my bank accounts, including a bank account which my attorney has opened in my name. My attorney may also withdraw any sums of money which are on deposit to my name in any financial institution.

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5. To Sign Documents. My attorney shall have full power to sign, acknowledge or deliver any contracts, deeds or other documents as may be necessary or advisable to carry out the purposes of this Power of Attorney.

6. Pledge. My attorney may pledge any of my property as security for any loan made to me or in my name.

7. **Future Acquired Property.** Any power given in this Power of Attorney shall apply to any property which I may now own or which I may acquire in the future. This power shall also apply to any property which my attorney may acquire in my name. "Property" shall include any tangible or intangible assets and money.

8. **Effective Date.** This Power of Attorney shall be effective upon execution

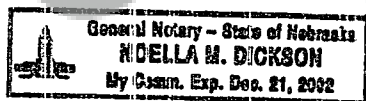
9. **Recording of Power of Attorney.** This Power of Attorney may be recorded with the County Clerk of Klamath County, Oregon. A revocation of this Power of Attorney shall be effective when it has been recorded in the same office, whether or not this Power of Attorney was recorded in that office. This Power of Attorney may also be recorded in any other office if necessary or advisable for purposes of transferring title or for any other reason, but a notice of revocation recorded in the Klamath County Clerk's office shall revoke this power without regard to whether or not it has been recorded elsewhere.

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 1 day of May,

1999, by

Margaret Pace Alden



Mella Dodson
Notary Public

22402

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 10 in Block 33 of HOT SPRINGS 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.

After recording, return to:

Parrell Pedersen
409 Pine Street
Klamath Falls, OR 97601

State of Oregon, County of Klamath
Recorded 6/07/99, at 3:29 p.m.
In Vol. M99 Page 22480
Linda Smith, County Clerk
Fee \$20-

Linda Smith