

**DURABLE LIMITED POWER OF ATTORNEY**

THE UNDERSIGNED INDIVIDUAL, MICHAEL C. MURR, herein called Principal, domiciled and residing in the State of New York, designates the following named person as attorney in fact for the undersigned.

1. Designation: JAMES K. HAYNER is designated as attorney in fact for the Principal. This power of attorney shall not be affected by disability of the Principal. This power of attorney covers the Principal (**individually and as custodian for Gabriel Murr and Marie Eve Murr for transfers under the Oregon Uniform Transfers to Minors Act**). /GABRIEL

2. Powers: The attorney in fact, as fiduciary, shall have powers as necessary to transfer real property located in Klamath Falls, Oregon, more particularly described on Exhibit AA, @ attached hereto and incorporated herein by reference, and is specifically authorized to execute any and all documents relating thereto, including any sale documents, deeds, closing documents, escrow instructions, loan documents, and any and all documents whatsoever concerning the conveyance of the real property identified herein.

3. Purposes: The attorney in fact shall have all powers as are necessary or desirable for the sale of the real property identified herein.

4. Duration: The durable power of attorney shall remain in effect until revoked or terminated.

5. Revocation: This power of attorney may be revoked, suspended or terminated in writing by Principal with written notice to the designated attorney in fact at any time.

6. Reliance: The designated and acting attorney in fact and all persons dealing with the attorney in fact shall be entitled to rely upon this power of attorney so long as neither the attorney in fact nor any person with whom he was dealing at the time of any act taken pursuant to this power of attorney, had received actual knowledge or actual notice of any revocation, suspension or termination of the power of attorney by death or otherwise. Any action so taken, unless otherwise invalid or unenforceable, shall be binding on the heirs, devisees, legatees or personal representatives of the Principal.

7. Indemnity: The estate of the Principal shall hold harmless and indemnify the attorney in fact from all liability for acts done in good faith and not in fraud of the Principal.

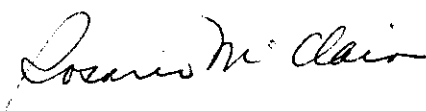
8. Execution: This power of attorney is signed this 24 day of February, 2005, to become effective immediately.

  
MICHAEL C. MURR

STATE OF NEW YORK                    )  
  ss:  
County of Westchester            )

On this day personally appeared before me Michael C. Murr, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

SUBSCRIBED AND SWORN to before me this 24 day of Feb, 2005.



ROSARIO McCLAIN  
NOTARY PUBLIC, State of New York  
No. 01MC6110485  
Qualified in Westchester County  
Commission Expires May 24, 2008

Notary Public in and for the State of New York, residing at:  
411 Theodore Fremd Ave., Rye, N.Y. 10580

EXHIBIT "A"  
LEGAL DESCRIPTION

The SW1/4 SE1/4 Section 27, Township 38 South; Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon;

EXCEPTING THEREFROM the East 30 feet and EXCEPTING THEREFROM:

Beginning at the Southeast corner of the SW1/4 SE1/4 of Section 27, Township 38 South, Range 9 East of the Willamette Meridian, beginning at a point 30 feet West and 60.01 feet North of said corner; thence running North paralleling quarter line 956.9 feet; thence West 308.836 feet; thence South 956.76 feet; thence East 291.58 feet to the point of beginning, being in the SW1/4 SE1/4 of Section 27, Township 38 South, Range 9 East of the Willamette Meridian, and also known as Lots 1, 2, 3, 4, 5, 6 and 7 in Block 1 of First Addition to Beverly Heights:

AND EXCEPTING THEREFROM:

Beginning at an iron pin on the South one-fourth corner of said Section 27, said point also marking the Northwest corner of "Beverly Heights" subdivision; thence North 0° 51' East along the West line of the SW1/4 SE1/4 of said Section 27, a distance of 303.55 feet to a iron pin; thence East parallel with the North line of "Beverly Heights" subdivision a distance of 545.3 feet to an iron pin; thence South 0° 51' West parallel with the West line of the SW1/4 SE1/4 of said Section 27, a distance of 303.55 feet to an iron pin on the Northeast corner of Lot 2, Block 5, "Beverly Heights" subdivision; thence West along the North line of "Beverly Heights" subdivision a distance of 545.1 feet more or less, to the point of beginning.

AND ALSO EXCEPTING THEREFROM:

A tract of land situated in the SW1/4 of the SE1/4 of Section 27, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northeast corner of Lot 6, Block 4, BEVERLY HEIGHTS, a duly recorded subdivision, said point being 30.00 feet West of the Southeast corner of the said SW1/4 of the SE1/4; thence West 310.42 feet to the Northwest corner of said Lot 6; thence North 18° 07' East 63.13 feet to the Southwest corner of that tract of land described in Deed Volume 299 at page 331, Klamath County Deed Records; thence East 291.59 feet to the

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Southeast corner of said tract; thence South 00° 46' West 60.01 feet to the point of beginning, with bearings based on said Beverly Heights Subdivision.

Tax Account No: 3809-02700-00900-000

Key No: 440883

State of Oregon, County of Klamath  
Recorded 03/31/2005 3:04 p m  
Vol M05 Pg 22141-44  
Linda Smith, County Clerk  
Fee \$ 36<sup>00</sup> # of Pgs 4