When Recorded Mail To: Western Title Company, Inc. P.O. Box 385 Minden, NV 89423

POWER ATTORNEY

July 10, 1991

Know all men by these presents that ROBERT F. KEUPER and HELEN O. KEUPER residing at 660 Carmel Way, Gardnerville, Nevada, hereby nominate and appoint SUSAN DAVIS KEUPER residing at 603 Doeskin Court, Incline Village, Nevada, our true and lawful attorney-in-fact:

To manage our affairs as she shall think fit concerning the real properties listed below during the time period beginning 15 July 1991 and ending 1 April 1992.

Lot 58, Block A, Wildhorse Unit No.3 Douglas Co. Nev.

Lot 104, Block D, Wildhorse Unit No.3 Douglas Co. Nev.

1373 Rancho Rd., Gardnerville, Nev.

1371 Rancho Rd., Gardnerville, Nev.

1369 Rancho Rd., Gardnerville, Nev.

1367 Rancho Rd., Gardnerville, Nev.

1365 Rancho Rd., Gardnerville, Nev.

1363 Rancho Rd., Gardnerville, Nev.

Robert F. Keuper

Helen O. Keuper

State of Nevada

SS:

County of Douglas

Date

Before me, a Notary Public in and for said County and State, personally appeared the above named ROBERT F. KEUPER and HELEN O. KEUPER who acknowledged that they did sign the foregoing instrument and that the same is a free and voluntary act and deed.

In Witness whereof, I have hereunto set my hand and affixed my official stamp at my office in the County of Douglas the day and year in this certificate first above written.

JANET LEE MARDY

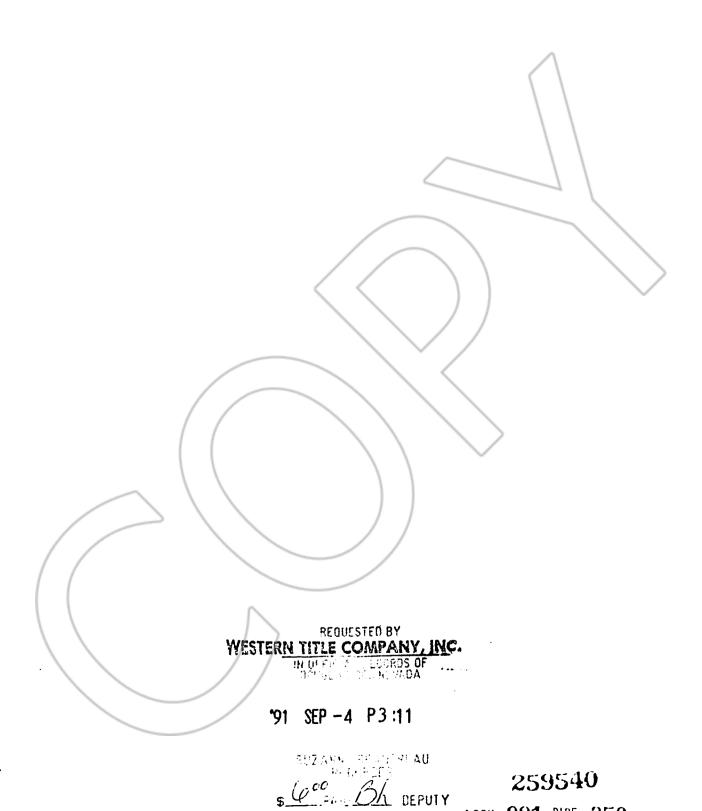
NOTARY PUBLIC - NEVADA

DOUGLAS COUNTY

My Appt. Expires March 26, 1994

Notary Public JANET LEE HARDY

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