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K-45271

**APPOINTMENT OF SUCCESSOR TRUSTEE,
REQUEST FOR PARTIAL RECONVEYANCE, AND
PARTIAL RECONVEYANCE OF TRUST DEED**

A. Citibank, N.A. ("Beneficiary") is the holder of the obligations secured by the trust deed whose parties, date and recording information are as follows ("the Trust Deed"):

GRANTORS	:	Franko Oil Company, an Oregon corporation; and Franko Industries, Inc., an Oregon Corporation
ORIGINAL TRUSTEE	:	Ticor Title Insurance Company
BENEFICIARY	:	Citibank, N.A.
DATE	:	March 16, 1989
RECORDING DATE	:	March 28, 1989
RECORDING REFERENCE	:	Volume M89 Page 5153, Mortgage Records
COUNTY OF RECORDING	:	Klamath County, Oregon

B. Beneficiary has agreed to request a reconveyance of a portion of the real property encumbered by the Trust Deed and desires to appoint Oregon Title Insurance Company (hereinafter "Trustee") as successor trustee for purposes of executing reconveyances.

APPOINTMENT AND PARTIAL RECONVEYANCE

1. Holder of Indebtedness. Beneficiary warrants that it is the legal owner and holder of all indebtedness secured by the above Trust Deed.

2. Appointment of Successor Trustee. Beneficiary appoints Trustee as successor trustee under the above Trust Deed, with all the powers provided therein and allowed by law.

3. Request for Partial Reconveyance. TRUSTEE IS HEREBY DIRECTED to cancel and extinguish the lien of the Trust Deed as against the property described below and to reconvey, without warranty, to the person(s) legally entitled thereto, all of the right, title, and interest now held by you as trustee in and to the real property, more particularly described in the attached Exhibit A (the "Property"), and by this reference incorporated herein.

The remaining property described in the Trust Deed shall continue to be held by Oregon Title as trustee under the terms of the Trust Deed. Further, the partial reconveyance is to recite that it is made without affecting the personal liability of any person for payment of the indebtedness secured by the Trust Deed.

All Sums secured by the Trust Deed and Note have not been

**1 - APPOINTMENT OF SUCCESSOR TRUSTEE, REQUEST FOR PARTIAL
RECONVEYANCE, AND PARTIAL RECONVEYANCE OF TRUST DEED**

After Recording Return To:
Netarts Bay Investment, Inc.
Four Elm Avenue
Tillamook, OR 97141

fully paid and satisfied. Beneficiary is therefore retaining the Note.

4. Partial Reconveyance. Trustee hereby grants, bargains, sells, and conveys, but without any covenant or warranty, expressed or implied, to the persons legally entitled thereto, all of the right, title, and interest under the Trust Deed now held by Trustee in and to the Property.

5. Remaining Property. The remaining real property encumbered by the Trust Deed and not reconveyed by this instrument, or otherwise, remains subject to the lien and terms and provisions of the Trust Deed. This partial reconveyance does not affect the personal liability of any person for payment of the indebtedness secured by the Trust Deed.

IN WITNESS WHEREOF, the parties agree to and have executed this instrument on the dates witnessed below.

BENEFICIARY:

CITIBANK, N.A.
c/o Citicorp (USA), Inc.

DATED: June 15, 1993

By R. Bruce Hall
Title Vice President

TRUSTEE:

OREGON TITLE INSURANCE COMPANY

DATED: June 18, 1993

By C. Cleveland Abbe
Title Sr. V.P.

STATE OF New York,
County of New York ss.

This instrument was acknowledged before me on this day of JUNE, 1992, by R. BRUCE HALL 15th of Citibank, N.A., c/o Citicorp (USA), Inc.

Before me:

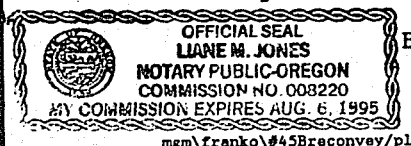
Linda S. Scott
Notary Public for State of New York
My commission expires: No. 31-2956203
Qualified in New York County
Commission Expires Jan. 8, 1994

mgm/franko/reconvey/pl

2. - APPOINTMENT OF SUCCESSOR TRUSTEE, REQUEST FOR PARTIAL RECONVEYANCE, AND PARTIAL RECONVEYANCE OF TRUST DEED

STATE OF OREGON)
County of Multnomah) ss.

This instrument was acknowledged before me on this 18th
day of June, 1993, by P. Cleveland Abbe, Sr. V.P.
of Oregon Title Insurance Company.



Before me:

Liane M. Jones
Notary Public for Oregon
My commission expires: 8-6-95

3 - APPOINTMENT OF SUCCESSOR TRUSTEE, REQUEST FOR PARTIAL
RECONVEYANCE, AND PARTIAL RECONVEYANCE OF TRUST DEED

Exhibit "A"

That portion of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, (being a part of Government Lots 1 and 5) lying East of the New Dalles-California Highway, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the iron pin which marks the Southeast corner of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 7, Township 38 South, Range 9 east of the Willamette Meridian, in the County of Klamath, State of Oregon, and running thence North along the 40 line a distance of 1320 feet to the Northeast corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 7; thence North 89°59' West along the 40 line a distance of 709.8 feet to a point on the Easterly right of way line of the New Dalles-California Highway; thence South 11°36' West along the Easterly right of way line of the New Dalles-California Highway to an iron pin which marks its intersection with the East-West quarter line of said Section 7; thence South 89°49' East along the East-West quarter line a distance of 438.6 feet more or less, to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co the 15th day
of July A.D. 19 93 at 3:39 o'clock P M., and duly recorded in Vol. M93
of Mortgages on Page 17148.

FEE \$30.00

Evelyn Biehn County Clerk

By Dr. W. M. Miller

OREGON HEALTH DIVISION
CENTER FOR HEALTH STATISTICS

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05-2 MAY 1 00

Edward Johnson

The seal of the Oregon State Health Department is circular. It features a central shield with a landscape scene, including a river, trees, and a sun. Above the shield is an eagle with spread wings. The words "OREGON STATE HEALTH" are inscribed around the top inner edge of the seal, and "DEPARTMENT" is at the bottom. There are small stars on the right side of the bottom edge.

JUL 14 1993

By Robert M. Williams