

APPOINTMENT OF SUCCESSOR TRUSTEE

KNOW ALL MEN BY THESE PRESENTS, that PIEDMONT PROPERTIES, INC., an Oregon corporation, is the grantor, and CONTINENTAL LAWYERS TITLE COMPANY is the trustee, and THE UNIVERSAL FUND is the beneficiary under that certain Trust Deed dated April 3, 1995, and recorded on April 24, 1995, in Volume No. M95 at page 10251 of the Mortgage Records of Klamath County, Oregon.

The undersigned, who is the present beneficiary under said trust deed desires to appoint a new trustee in the place and stead of the original trustee named above;

NOW, THEREFORE, in view of the premises, the undersigned hereby appoints Michael C. Wetzel, whose address is P. O. Box 1746, Medford, Oregon, as successor trustee under said trust deed, he to have all the powers of said original trustee, effective forthwith.

In construing this instrument and whenever the context hereof so requires, the masculine gender includes the feminine and the neuter and the singular number includes the plural.

IN WITNESS WHEREOF, the undersigned beneficiary has hereunto set his hand and seal; if the undersigned is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its Board of Directors.

DATED October 31, 1995

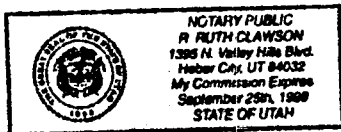
The Universal Fund, LLC

Charles C. Clawson II

Corporate Officer

STATE OF UTAH)
County of WASATCH) ss.

The foregoing instrument was acknowledged before me this 31st day of OCTOBER, 1995, by CHARLES C. CLAWSON
OCTOBER



Ruth Clawson
Notary Public for Utah
My commission expires: 9.29.99

Return: Fowler & McNair P.O. Box 1746 Medford, OR 97501-0136

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Fowler & McNair the 8th day of November A.D., 19 95 at 2:37 o'clock P M., and duly recorded in Vol. M95 of Mortgages on Page 30574.

FEE \$10.00

Bernetha G. Letsch, County Clerk
By Annette Mueller