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APPOINTMENT OF SUCCESSOR TRUSTEE and DEED OF FULL RECONVEYANCE

Pursuant to ORS 66 790 (3), the present beneficiary hereby appoints AMERITITLE as successor trustee of the following designated Trust Deed, said successor-trustee having all the power of the original trustee, effective herewith:

Grantor: Leroy M. Altenburg
Trustee: Transamerica Title Insurance Company
Beneficiary: Frances Bates and Charles Bates
Recorded: May 18, 1979
Book/Page: M79, page 10674
Records of: KLAMATH County, OR

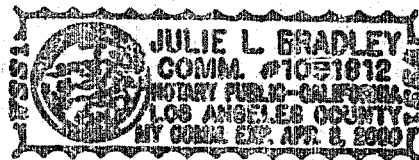
AND REQUEST FOR RECONVEYANCE

All sums secure by the above-referenced Trust Deed have been fully paid and satisfied. AMERITITLE, upon delivery to it of the Trust Deed and related note marked "PAID", is hereby authorized and instructed to cancel all evidence of indebtedness secured by the Trust Deed and to reconvey, without warranty, to the parties designated by the terms of said Trust Deed, the estate now held by AMERITITLE under the Trust Deed. After recording, return this document to the undersigned beneficiary.

Dated: Dec 6, 1996

BY: Frances Bates
Address: 5212 The Salsbery
Long Beach
Calif 90803

STATE OF CALIFORNIA, COUNTY OF LOS ANGELES On DECEMBER 6, 1996,
personally appeared the above named FRANCES BATES
and acknowledged the foregoing instrument to be HER voluntary act and deed.

Before me: JULIE L. BRADLEY

Julie L. Bradley
Notary Public for CALIFORNIA
My Commission Expires 4/8/2000

DEED OF FULL RECONVEYANCE

AMERITITLE, having received the appointment as successor trustee and the request for full reconveyance as stated above, does hereby grant, bargain and convey, but without any covenant or warranty, express or implied, to the persons legally entitled thereto, all the estate held by AMERITITLE, in and to the property described in the above-referenced Trust Deed, except as may have heretofore been previously conveyed to such persons.

DATED: 12-10-96

AMERITITLE

BY: B. Jean Phillips
On _____

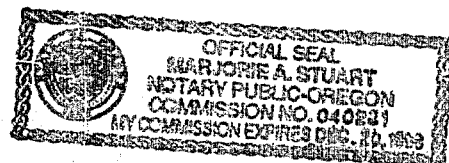
STATE OF OREGON, COUNTY OF KLAMATH

personally appeared Jean Phillips, who, being duly sworn, did say that they are the Assistant Secretary of AMERITITLE, and that said instrument was signed on behalf of said corporation by authority of its Board of Directors; and they acknowledged said instrument to be their voluntary act and deed.

Before me:

Reden: Michael Altman
26781 Calle Maria
Capistrano Beach
Ca 92624

Marjorie A. Stuart
Notary Public for Oregon
My Commission Expires:



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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 11th day
of December A.D., 19 96 at 10:37 o'clock A.M., and duly recorded in Vol. M96
of Mortgages on Page 38538.

FEE \$15.00

Bernetha G. Letsch County Clerk

By Kathleen Reed

