

**MTC 1396
DEED OF RECONVEYANCE**

KNOW ALL MEN BY THESE PRESENTS, That the undersigned Trustee or Successor Trustee under that certain Trust Deed dated APRIL 19, 1996 and recorded APRIL 26, 1996 in Volume M96 at Page 11765 Microfilm Records of Klamath County, Oregon executed by KIM M DUNSTER AND MARVIN W DUNSTER, as Grantors

PLEASE SEE ABOVE REFERENCED TRUST DEED

having received from the Beneficiary under said Trust Deed a written request to reconvey, reciting that the obligation secured by said Trust Deed has been fully paid and satisfied, hereby does grant, bargain, sell, and convey, but without any covenant or warranty, express or implied, to the person or persons legally entitled thereto, all of the estate held by the undersigned in and to said described premises by virtue of said Trust Deed.

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

IN WITNESS HEREOF, the undersigned trustee has executed this instrument; if the undersigned is a corporation, it has caused its corporate name to be signed.

DATE JANUARY 6, 1997

Jean Phillips
By: Jean Phillips--Assistant Secretary
AMERITITLE formerly known as MOUNTAIN TITLE
COMPANY OF KLAMATH COUNTY

STATE OF OREGON, County of Klamath ss.

JANUARY 6, 1997

Personally appeared Jean Phillips, who, being duly sworn, did say that she is the Assistant Secretary, of AMERITITLE formerly MOUNTAIN TITLE COMPANY OF KLAMATH COUNTY, an assumed business name of Amerititle, Inc. Successor by merger to MTC, Inc., an Oregon Corporation, that said instrument was signed in behalf of said corporation by authority of its Board of Directors; and she acknowledged said instrument to be its voluntary act and deed.

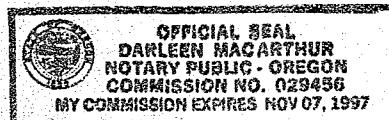
BEFORE ME:

Darleen MacArthur
Notary Public for Oregon

My Commission Expires: 11-7-97

After recording return to:

BENEFICIAL MORTGAGE
1345 CENTER DRIVE SUITE D
MEDFORD, OREGON 97501



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 6th day
of January A.D., 19 97 at 3:45 o'clock P. M., and duly recorded in Vol. M97
of Mortgages on Page 341

FEE \$10.00

Bernetha G. Letsch, County Clerk
by *Kathleen Ross*