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ATC: 03045610

Vol. 1197 Page 3165SUBSTITUTION OF TRUSTEE AND REQUEST FOR
RECONVEYANCE AND DEED OF RECONVEYANCE

The undersigned is the owner and holder of the deed of trust described below and the promissory note or notes secured thereby. Said note or notes, together with all other indebtedness secured by said deed of trust have been fully paid. The undersigned hereby appoints ASPEN TITLE & ESCROW, INC., an Oregon corporation, as successor trustee of said deed of trust and directs it to reconvey to the party or parties entitled thereto all the estate right, title and interest held by said trustee under said deed of trust. Said trustee is further directed to cancel said promissory note or notes which are delivered to said trustee herewith for that purpose.

Dated: 1-27-97

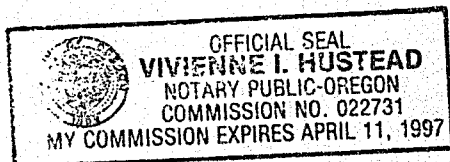
BY:

Neal G. Buchanan
(Beneficiary)

STATE OF OREGON)

County of Klamath)

This instrument was acknowledged before me this 27 day of January, 1997, by Neal G. Buchanan a(n) _____ of _____, an Oregon corporation, on behalf of said corporation.



Vivienne I. Husted
Notary Public for Oregon

My commission expires: 4-11-97

DEED OF RECONVEYANCE

ASPEN TITLE & ESCROW, INC., an Oregon corporation, as successor trustee of the following described deed of trust:

Dated: November 20, 1995

Recorded: November 28, 1995

Volume: M-95 Page: 32430, of the mortgage records of Klamath County,

Grantor(s): Donna M. Pernigotti

Beneficiary(ies): Neal G. Buchanan

Encumbering real property in the same county described as follows:

PARCEL 1:

Lot 10, Block 1, HOLLISTER ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-32AA TL 13200

PARCEL 2:

Beginning at a point 21.97 chains South and 5.67 chains West of the corner common to Sections 28, 29, 32 and 33, Township 38

Continued on next page

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South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, said point being the most Easterly corner of Lot 1, Block 95, in KLAMATH ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; thence South 51 degrees 4' East 70 feet; thence North 38 degrees 56' East 60 feet; thence South 51 degrees 4' East 50 feet to the Northwesternly line of Plum Avenue; thence North 38 degrees 56' East along the Northwesternly line of Plum Avenue 30.52 feet to the most Southerly corner of Block 1 in HOLLISTER ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; thence North 51 degrees 4' West 120 feet; thence South 38 degrees 56' West 90.52 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM the Northwesternly 20 feet reserved as an alley and being a portion of Lot 3, Section 32, Township 38 South, Range 9 East of the Willamette Meridian, and that portion conveyed to the City of Klamath Falls, Oregon, a municipal corporation, by deed recorded August 2, 1965 in Book M-65 at Page 542, Klamath County Deed Records.

CODE 1 MAP 3809-32AD TL 1700

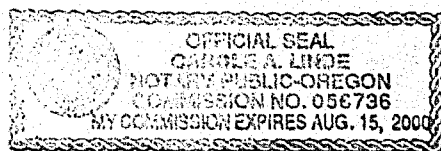
having received from the beneficiary or its successor a written request to reconvey, reciting that the obligation secured by said trust deed has been fully paid and satisfied, does hereby reconvey without warranty to the party or parties entitled thereto all of the estate, right, title and interest held by said trustee by virtue of the above described deed of trust.

ASPEN TITLE & ESCROW, INC.

BY: Marlene P. Addington
ITS: Secretary

STATE OF OREGON)
COUNTY OF KLAMATH)

This instrument was acknowledged before me this 28th day of JANUARY, 1997, by MARLENE P. ADDINGTON (n) SECRETARY of Aspen Title & Escrow, Inc., an Oregon corporation, on behalf of said corporation.



Carole A. Linde
Notary Public for Oregon

My commission expires: 8-15-2000.

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 3rd day of February A.D., 19 97 at 11:23 o'clock A. M., and duly recorded in Vol. M97 of Mortgages on Page 3165.

FEE \$20.00

by Bernetha G. Letsch, County Clerk
Kathleen Rose