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APPOINTMENT OF SUCCESSOR TRUSTEE and DEED OF FULL RECONVEYANCE

Pursuant to ORS 86 790 (3), the present beneficiary hereby appoints AMERITITLE as successor trustee of the following designated Trust Deed, said successor-trustee having all the powers of the original trustee, effective herewith:

Grantor: James L. and Bobbie J. White
 Trustee: Aspen Title
 Beneficiary: Eric H. Speiss and Melodee Dodds, dba M and E Enterprises of Galt
 Recorded: June 28, 1994
 Book/Page: M94, Page 19974, Microfilm Records of Klamath County
 Records of: KLAMATH County, OR

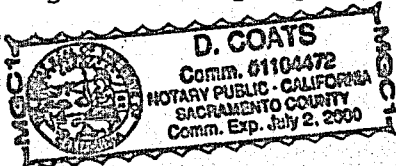
AND REQUEST FOR RECONVEYANCE

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: 01/22/97

BY: [Signature]
 Address: 620 Myrtle Avenue
 Galt, CA 95632

STATE OF California, COUNTY OF Sacramento On 1-30-1997,
 I personally appeared the above named Eric H. Speiss and Melodee Dodds
 and acknowledged the foregoing instrument to be their voluntary act and deed.
 Before me:



[Signature]
 Notary Public for ~~Oregon~~ California
 My Commission Expires: 7/2/2000

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: 01/22/97

AMERITITLE

BY: [Signature]

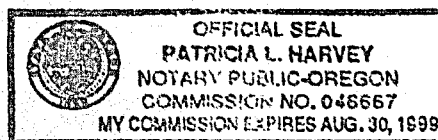
STATE OF OREGON, COUNTY OF KLAMATH
 personally appeared Jean Phillips, who, being duly sworn, did say that they are the Assistant Secretary of AMERITITLE, and that said instrument was signed on behalf of said corporation by authority of its Board of Directors; and they acknowledged said instrument to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

Before me:

[Signature]
 Notary Public for Oregon
 My Commission Expires: 8-30-99

Return:

Donald J. Moperich
 5658 American Ave
 Klamath Falls OR 97603



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 7th day
 of February A.D., 19 97 at 11:44 o'clock A. M., and duly recorded in Vol. M97
 of Mortgages on Page 3834

FEE \$15.00

Bernetha G. Letsch, County Clerk
 by [Signature]