

Loan No. 0000416065

APPOINTMENT OF SUCCESSOR TRUSTEE

KNOW ALL MEN BY THESE PRESENTS, that RICHARD W. DIXON AND FLORENCE R. DIXON HUSBAND AND WIFE is the Grantor, and TRANSAMERICA TITLE INSURANCE COMPANY is the Trustee, and FIRST NATIONAL BANK OF OREGON is the Beneficiary under that certain trust deed dated September 18, 1978 and recorded on September 18, 1978 in Book/Reel/Volume No. 78 at Page 20612 or as Fee/File/Instrument/Microfilm Reception No. 55144 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 FORREST N.A. BACCI, whose address is 1001 SW FIFTH AVE, STE 1660, PORTLAND, OR 97204, as successor Trustee under said trust deed, to have all the powers of said original trustee, effective immediately.

In construing this instrument, and whenever the context so requires, the singular includes the plural.

DATE: January 27, 1997

Wells Fargo Bank, N.A., as successor to First Interstate Bank of Oregon, N.A., formerly known as First National Bank of Oregon

By:


SHERI D. HALL,
VICE PRESIDENT

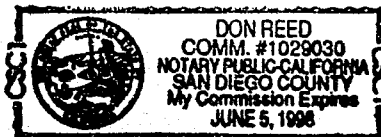
STATE OF CALIFORNIA
County of San Diego

DON REED

On January 27, 1997, before me, _____, personally appeared SHERI D. HALL, VICE PRESIDENT, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.


Notary's Signature



(Notary's Seal)

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of _____ Forrest N.A. Bacci the 4th day
of March A.D., 19 97 at 3:15 o'clock P.M., and duly recorded in Vol. M97
of Mortgages on Page 6459.

FEE \$10.00

Bernetha G. Letsch, County Clerk

by

