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Vol. ///97 Page 2654

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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, 1973 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 aildress 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

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

DATE: February 4, 1997

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

SHERI D. HALL VICE PRESIDENT STATE OF CALIFORNIA County of San Diego On February 4, 1997, before me, 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 an acknowledged to me that she executed the same in her authorized capacity, and that by he signature on the instrument the person, or entity upon behalf of which the person acted, execute within instrument. WITNESS my hand and official seal. ON REED ON REED ON REED ON REED NOTATION OF COUNTY SEAL COMM. SIGNAR OF COUNTY SEAL COMM. SIGNAR OF COMM. SIGNAR OF COUNTY SEAL COMM. SIGNAR OF	N.A., formerly known as First National	Aura ii (1950)
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STATE OF OREGON: COU	OF KLAMATH: 55	
Filed for record at request of	Forrest N.A. Bacci	
of <u>March</u>	A.D. 19 97 at 10:44 17th	day
	Mortgages O. Clock A. M., and duly recorded in Vol. M97 on Page 7654	
FEE \$10.00	Bernetha G. Letsch, County Clerk	
	by Netting King	