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K-50781

STATE OF OREGON
APPOINTMENT OF SUCCESSOR OF TRUSTEE

NOTICE IS HEREBY GIVEN, that the undersigned is the present Beneficiary under the Deed of Trust described as follows:

Original Trustor: ROBERT J. RIGGLE AND LESLIE D. RIGGLEOriginal Trustee: AMERITITLEOriginal Beneficiary: MISSION HILLS MORTGAGE CORPORATION, A CALIFORNIA CORPORATIONDated: MAY 20, 1996Recorded: MAY 28, 1996Instrument No: 19774Volume M96Page: 15376County: KLAMATHState: OREGONProperty Address: 4305 BISBEE STREET KLAMATH FALLS, OREGON 97603

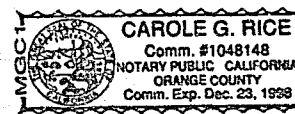
AND WHEREAS, the undersigned, who is the present Beneficiary under said Deed of Trust, desires to appoint a successor Trustee under said Deed of Trust in the place and stead of present Trustee thereunder.

NOW, THEREFORE, the undersigned Beneficiary hereby appoints KLAMATH COUNTY TITLE COMPANY, whos address is 422 MAIN STREET KLAMATH FALLS, OR 97601 Successor Trustee under said Deed of Trust, to have all the powers of said original Trustee, effective immediately.

IN WITNESS WHEREOF, the undersigned Beneficiary has executed this document, if the undersigned in a corporation, it has caused its name to be signed and its seal affixed by an officer of other person duly authorized to do so by its Board of Directors.

Dated: August 5, 1997MISSION HILLS MORTGAGE CORPORATION
(BENEFICIARY)Marsha K. Boniti
MARSHA K. BONITI, VICE PRESIDENTState of California
County of OrangeOn August 5, 1997 before me, CAROLE G. RICE, personally appeared MARSHA K. BONITI, VICE PRESIDENT, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Carole G. Rice
CAROL G. RICE

(This area for official notarial seal)

WHEN RECORDED MAIL TO
MISSION HILLS MORTGAGE CORP
1403 N. TUSTIN AVE #140
SANTA ANA, CA 92701
ATTN: PAYOFF/RECON DEPT
LOAN # 78003831 07/30/97

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 12th day
of August A.D., 19 97 at 10:29 o'clock A. M., and duly recorded in Vol. M97,
of Mortgages on Page 26375.

FEE \$10.00

By Bernetha G. Letsch, County Clerk
Rachael R. R.