

After Recording, Return to:
C.V. PICKERING
34034 LALLACKS COURT
CHILOQUIN, OR 97624

64665

38 AUG 7 1998

Vol. M98 Page 30251

Filed for Record at Request of:
STANDARD TRUSTEE SERVICE
COMPANY WASHINGTON
2600 Stanwell Drive, Suite 200
Concord, CA 94520

(510) 600-1000

Recon #: 143389
Loan #: 68423624
Invoice No.: BEEN 071698

258
SUBSTITUTION OF SUCCESSOR TRUSTEE

KNOW ALL PERSONS BY THESE PRESENTS:

C. V. PICKERING AND NANCY JEANNE PICKERING, AN ESTATE IN FEE SIMPLE AS TENANTS BY THE ENTIRETY Grantor/Trustor, and MILA, II, C., is the Beneficiary, under that certain Deed of Trust dated May 17, 1996 and recorded on May 24, 1996 in Instrument No. 18698 Book M96 Page 15198 and RE-RECORDED on , as Instrument # N/A, in Book N/A, Page N/A, of Official Records of KLAMATH County, in the State of Oregon with Tax I.D. #.

The undersigned, who is the present Beneficiary under said Trust Deed, desires to appoint a new Trustee in place and stead of the Trustee named above;

NOW, THEREFORE, in view of the premises, the undersigned hereby appoints : Fidelity National Title Company of Oregon, 401 S.W. Fourth Avenue, Portland, Oregon 97204 as Successor Trustee under said Trust Deed. They to have all the powers of said original Trustee, effective forthwith. Where Co-Trustees are appointed each shall have all the powers of said original Trustee and each shall be authorized to act severally.

IN WITNESS WHEREOF, the undersigned Beneficiary has hereunto set its hand and seal.

Date: 7/27/98

BENEFICIAL MORTGAGE CORPORATION

BY:

Denise S. Butcher
DENISE S. BUTCHER

ASSISTANT VICE PRESIDENT



ELIZABETH USELMAN
Commission # 116106
Notary Public - California
Mendocino County
My Comm. Expires Dec 12, 1999

STATE OF CALIFORNIA
COUNTY OF ALAMEDA

On 7/27/98 before me, Elizabeth Uselman, personally appeared Denise S. Butcher, personally known to me 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 the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Elizabeth Uselman
Elizabeth Uselman, Notary Public

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of First American Title the 17th day
of August A.D. 19 98 at 1:05 o'clock P. M., and duly recorded in Vol. M98
of Mortgages on Page 30251

FEE \$10.00

By Kathleen Bress Bernella G. Lutsch, County Clerk