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'98 SEP 17 A9:29

MTC 45679
APPOINTMENT OF SUCCESSOR TRUSTEEVol. M98 Page 34150

KNOW ALL MEN BY THESE PRESENTS,
That Robert M Temple and Elizabeth A Temple, is the Grantor,
and Klamath County Title Company, as trustee, and
First Finance is the beneficiary under that
certain trust deed dated 12/17/97 and recorded 12/22/97
Klamath County, Oregon, as Vol. M97, Page 41529 in the Mortgage Records of

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 David E. Fennell, Attorney, whose address is 3535 128th Avenue S.E., Suite 100, Bellevue, WA 98006, 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.

IN WITNESS WHEREOF, the undersigned beneficiary has executed this document. If the undersigned is a corporation, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by its board of directors.

DATED: August 28, 1998

Advanta Mortgage Corp. USA, as Servicing Agent for
Bankers Trust Company of California,
N.A., as Custodian or Trustee

By: Diane Klimek
Diane Klimek, Vice President

STATE OF CALIFORNIA)

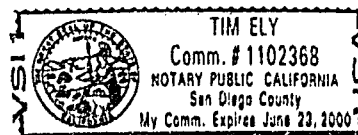
County of San Diego) ss.

This instrument was acknowledged before me on August 28, 1998 by Diane Klimek as Vice President of Advanta Mortgage Corp. USA.

Tim Ely
Notary Public for California
My commission expires: 6/23/2000

(SEAL)

APPOINTMENT OF SUCCESSOR TRUSTEE	
RE: Trust Deed from	
Temple	
Grantor	
to	
DAVID E. FENNELL	
Trustee	File No. 7104.20435



After recording return to:
BECKY BAKER
ROUTH CRABTREE & FENNELL
3535 128th Ave. SE, Suite 100
Bellevue, WA 98006

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 17th day
of September A.D., 19 98 at 9:29 o'clock A. M., and duly recorded in Vol. M98
of Mortgages on Page 34150

FEE \$10.00

By Bernetha G. Leisch, County Clerk