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TMS loan #85102325

APPOINTMENT OF SUCCESSOR TRUSTEE

KNOW ALL MEN BY THESE PRESENTS: that David Wesley Sexton and Pamela Sue Sexton, an estate in fee simple as tenants by the entirety, Grantor(s), and Lucy E. Kivel, Esq., as the Trustee, and TMS Mortgage Inc., dba The Money Store, is the Beneficiary under that certain trust deed dated 09/12/96 and recorded 09/17/96, as Book M96, Page 29390 as Instrument No. 25204 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 David E. Fennell, Attorney, whose address is P.O. Box 4143, Bellevue, WA 98009-4143 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: DEC 30 1998

THE BANK OF NEW YORK AS TRUSTEE UNDER THE
POOLING AND SERVICING AGREEMENT DATED AS
OF AUGUST 31, 1996, SERIES 1996-C

By: [Signature]
Stephen Schneider
Attorney in Fact

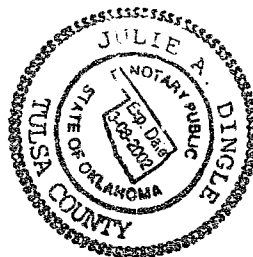
STATE OF OKLAHOMA)

) ss.

COUNTY OF TULSA)

This instrument was acknowledged before me on DEC 30 1998, by Stephen Schneider as Attorney in Fact of The Bank of New York as Trustee under the Pooling and Servicing Agreement dated as of August 31, 1996, Series 1996-C.

[Signature]
Julie A. Dingle, Notary Public for the State of Oklahoma
My commission expires 03/08/02



APPOINTMENT OF SUCCESSOR TRUSTEE
RE: Trust Deed from
Sexton, David

Grantor

To

DAVID E. FENNELL

Trustee

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

After recording return to:
Vonnie Nave
ROUTH CRABTREE & FENNELL
PO Box 4143
BELLEVUE, WA 98009-4143

the 6th day of April A.D. 1999
at 3:29 o'clock P. M., and duly recorded
in Vol. M99 of Mortgages on Page 12439

Linda Smith, County Clerk

By Kathleen Rosa Deputy

Fee, \$10.00