

RECORDING REQUEST BY AND
WHEN RECORDED MAIL TO:

DONALD A GALLAGHER JR
ARNOLD GALLAGHER SAYDACK PERCELL & ROBERTS PC
PO BOX 1758
EUGENE OR 97440

SPACE ABOVE LINE FOR RECORDER'S USE

SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE

The undersigned, present beneficiary under that certain LINE OF CREDIT TRUST DEED, ASSIGNMENT OF RENTS, SECURITY AGREEMENT and FIXTURE FILING, dated February 19, 1997, executed by BI-MART CORPORATION, a California corporation as Trustor, naming TRANSNATION TITLE INSURANCE COMPANY, as Original Trustee, recorded February 24, 1997, as Volume M97 Page 5407, in the Official Records of the County of Klamath, State of Oregon, hereby appoints and substitutes the undersigned as the new Substituted Trustee thereunder in accordance with the terms and provisions contained therein; and

As such duly appointed and Substituted Trustee thereunder, the undersigned does hereby reconvey to the person or persons, legally entitled thereto, without warranty, the estate held by the Original Trustee and by the undersigned as the said Substituted Trustee under the LINE OF CREDIT TRUST DEED, ASSIGNMENT OF RENTS, SECURITY AGREEMENT and FIXTURE FILING in the following property described in the LINE OF CREDIT TRUST DEED, ASSIGNMENT OF RENTS, SECURITY AGREEMENT and FIXTURE FILING:

Described in Exhibit A
attached hereto and incorporated herein by this
reference.

Wherever the text of this document so requires, the singular includes the plural.

Dated: April 18, 2000

BENEFICIARY AND SUBSTITUTED TRUSTEE:
BANKAMERICA BUSINESS CREDIT, INC.

By: 

Name: Richard G. Burke

Title: Senior Vice President

S#611

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STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On April 18, 2000 before me, the undersigned, a notary public in and for said State, personally appeared RICHARD G. BURKE personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his 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.



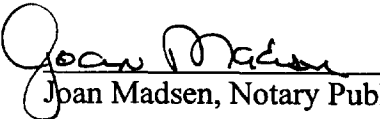

Joan Madsen, Notary Public

EXHIBIT A

The following described real property situate in Klamath County, Oregon:

A tract of land being a portion of Tract 805 of Enterprise Tracts, situated in the Northeast quarter of Section 4, Township 39 South, Range 9 East, Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin with aluminum cap being on the South line of said Tract 805, said iron pin being South 89°51'00" West 20.00 feet from the Southeast corner of said Tract 805, and on the Westerly right of way line of Washburn Way; thence North 00°03'30" East, along the Westerly right of way line of Washburn Way (North 00°00'30" East by M73, Page 3750) 238.00 feet; thence North 55°46'50" West (North 55°50" West by M73, Page 3750) 257.48 feet; thence North 34°13'10" East (North 34°09'30" East by M73, Page 3753) 25.00 feet; thence North 55°46'50" West (North 55°50'30" West by M73, Page 3753) 50.00 feet; thence North 34°13'10" East (North 34°09'30" East by M73, Page 3753) 110.00 feet to the Southwesterly right of way line of South Sixth Street; thence North 55°46'50" West, along said South Sixth Street (North 55°50'30" West by M73, Page 3753 and North 55°50" West by M73, Page 3750) 50.00 feet; thence South 34°13'10" West (South 34°09'50" West by M73, Page 3753 and South 34°10' West by M73, Page 3750) 400.00 feet; thence South 55°46'50" East (South 55°50'30" East by M73, Page 3753 and South 55°50' East by M73, Page 3750) 27.00 feet; thence South 00°34'05" East 205.84 feet (South, 205 feet, more or less, by M73, Page 3750) to the South line of said Tract 805; thence North 89°51'00" East, along said South line (North 89°47' East by M73, Page 3750) 420.00 feet to the point of beginning.

State of Oregon, County of Klamath
Recorded 05/01/00, at 12:36 p. m.
In Vol. M00 Page 15437
Linda Smith,
County Clerk Fee\$ 36⁰⁰