

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

Donald A. Gallagher, Jr.
ARNOLD GALLAGHER SAYDACK
PERCELL & ROBERTS PC
P.O. BOX 1758
Eugene, OR 97440

SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE

BankAmerica Business Credit, Inc., 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 instrument number Volume M97 Page 5407 in the Official Records of the County of KLAMATH, State of Oregon, hereby appoints and substitutes Donald A. Gallagher, Jr. as the new Substituted Trustee thereunder in accordance with the terms and provisions contained therein; and

Donald A. Gallagher Jr., the Successor Trustee is hereby authorized and instructed to reconvey to the person or persons, legally entitled thereto, without warranty, the estate held by the Original Trustee and by the 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.

Dated: May 17, 2000

BANKAMERICA BUSINESS CREDIT INC.

By: 
Richard G. Burke, Senior Vice President

**DEED OF FULL RECONVEYANCE AND APPOINTMENT OF SUCCESSOR
TRUSTEE
PAGE 1**

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

On May 17, 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 entity upon behalf of which the person acted, executed the instrument.



Joan Madsen
 Joan Madsen, Notary Public

DEED OF FULL RECONVEYANCE

Donald A. Gallagher, Jr., having received the appointment as Successor Trustee and the Request For Full Reconveyance as stated above, does hereby grant, bargain, convey, but without any covenant or warranty, expressed or implied, to the persons legally entitled thereto, all the estate held by the Original Trustee and the Substituted Trustee in and to the property described in Exhibit A.

DATED: 6/13/2000

Donald A. Gallagher, Jr.
 Donald A. Gallagher, Jr.

STATE OF OREGON)
) ss.
 COUNTY OF LANE)

On June 15, 2000 before me, the undersigned, a notary public in and for the State of Oregon, personally appeared Donald A. Gallagher, Jr. 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.



Joan Mc Donald
 Notary Public for Oregon
 My Commission Expires: 11-4-2001

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 06/27/00, at 9:01 a. m.
In Vol. M00 Page 23246
Linda Smith,
County Clerk Fee\$ 36⁰⁰