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**K56181**  
APPOINTMENT OF SUCCESSOR TRUSTEE

KNOW ALL MEN BY THESE PRESENTS, that Mark A. Maggiora and Vicky W. Maggiora,  
as grantors, and Transamerica Title Insurance Company, as the trustee, and  
United States National Bank of Oregon, is the beneficiary under that certain trust deed dated 7/27/79  
and recorded 8/28/79, as Vol. M79, Vol. 20491 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: Nov. 8, 2000

PNC Mortgage Corp. of America by power of  
U.S. Bank, National Association

By Teresa Switzer  
Typed Name: TERESA SWITZER  
Title: 2nd VICE PRESIDENT

STATE OF KENTUCKY )  
JEFFERSON ) ss.  
County of \_\_\_\_\_ )

This instrument was acknowledged before me on 11-8-2000 by Teresa Switzer as  
respectively, of U.S. Bank, National Association.

Christine Carroll  
Notary Public for CHRISTINE CARROLL (SEAL)  
My commission expires: Notary Public, State at Large, KY  
My Commission Expires May 12, 2003

APPOINTMENT OF SUCCESSOR TRUSTEE

RE: Trust Deed from  
Maggiora, M.

Grantor

to

DAVID E. FENNELL

Trustee

File No. 7273.21448

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

0092871034

**LIMITED POWER OF ATTORNEY**

**Mortgagor(s): M Maggiora**  
**PNC Loan Number: 92871034**  
**USBC Loan Number: 9112538**

**43430**

KNOW BY ALL THESE PRESENT, that U.S. Bank National Association, a national banking association organized and existing under the laws of the United States, does hereby make, constitute and appoint PNC Mortgage Corp. of America, an Ohio Corporation, organized and existing under the laws of the United States, as its true and lawful Attorney-in-Fact, with full power and authority to make, sign, execute, acknowledge, deliver, file for record, and record any instrument on its behalf and to perform such other act or acts as may be customarily and reasonably necessary and appropriate to effectuate the following enumerated transactions in respect of any mortgage or deed of trust (the "Mortgage Loans" and the "Deeds of Trust", respectively) for which the undersigned is mortgagee or beneficiary, as applicable.

This appointment shall apply to the following enumerated transactions only:


1. With respect to a Mortgage or Deed of Trust, the foreclosure, completion or judicial or nonjudicial foreclosure or termination, cancellation or rescission of any such foreclosure, including, without limitation, any and all of the following acts:
  - a. The substitution of trustee(s) serving under a deed of trust in accordance with state law and the deed of trust;
  - b. Statements of breach or nonperformance;
  - c. Notices of default;
  - d. Notices of sales;
  - e. Cancellations/rescissions of notices of default and/or notices of sale;
  - f. The taking of a deed in lieu of foreclosure; and
  - g. Such other documents as may be necessary under the term of the Mortgage, Deed of Trust or state law to expeditiously complete said transactions.
2. The conveyance of the properties to the mortgage insurer, or the closing of the title to the property to be acquired as real estate owned, or conveyance of title to real estate owned.

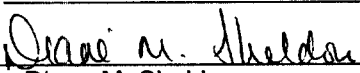
The undersigned gives to said Attorney-in-Fact full power and authority to execute such instruments and to do and perform all and every act and thing necessary and proper to carry into effect the power or powers granted by or under this Limited Power of Attorney as fully as the undersigned might or could do, and hereby does ratify and confirm to all that said Attorney-in-Fact shall lawfully do or cause to be done by authority hereof.

Third Parties without actual notice of revocation of this power may rely upon the exercise of the power granted under this Limited Power of Attorney; and may be satisfied that this Limited Power of Attorney shall continue in full force and effect and has not been revoked unless an instrument of revocation has been made in writing by the undersigned and recorded where the mortgage is recorded.

October 17, 2000  
Dated

U.S. Bank National Association

By:   
Name: Rita J. Heinn  
Title: Assistant Vice President

By:   
Name: Diane M. Sheldon  
Title: Vice President

STATE OF MINNESOTA       )  
   ) SS.  
 COUNTY OF HENNEPIN       )

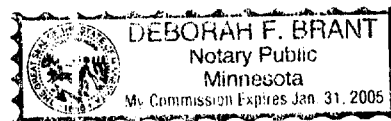
On this 17th day of October, 2000, before me the undersigned, a Notary Public of said County and State, personally appeared Rita J. Heinn, Assistant Vice President and Diane M. Sheldon, Vice President, personally known to me to be the duly authorized officers of the corporation that executed the within instrument, and personally known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws.

WITNESS my hand and official seal.

*Deborah F. Brant*

Notary Public in and for said County and State

Commission expires January 31, 2005



State of Oregon, County of Klamath  
 Recorded 12/04/00, at 10:57 A.m.  
 In Vol. M00 Page 43429  
**Linda Smith,**  
 County Clerk Fee\$ 31.00