

APPOINTMENT OF SUCCESSOR TRUSTEE AND DEED OF RECONVEYANCE

APPOINTMENT

The undersigned trust deed beneficiary hereby appoints Henry L. Bauer, 5440 SW Westgate Dr., Suite 250, Portland, Oregon, as successor trustee under said trust deed, to have all the powers of the original trustee, effective forthwith.

IN WITNESS WHEREOF, the undersigned beneficiary has executed this Appointment of Successor Trustee. Should the undersigned be a corporation, it has caused its name to be affixed and this Appointment of Successor Trustee to be executed by and officer duly authorized to do so by order of its Board of Directors.

Dated: February 9, 2002

MORTGAGEELECTRONICREGISTRATIONSYSTEMS, INC., ("MERS")
AS NOMINEE FOR MORTGAGE MARKET, INC., AN OREGON CORPORATION

'02 FEB 25 AM 9:48

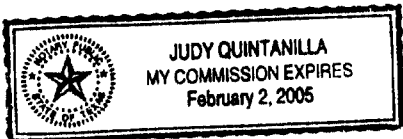
Chris White

Chris White
ASSISTANT SECRETARY

STATE OF TEXAS)
COUNTY OF HARRIS) ss.

Dated: February 9, 2002

Personally appeared Chris White, ASSISTANT SECRETARY of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS") AS NOMINEE FOR MORTGAGE MARKET, INC., AN OREGON CORPORATION the beneficiary duly authorized to execute this Appointment and acknowledged the foregoing Appointment and execution thereof to be the beneficiary's voluntary act and deed.



Before me:

Judy Quintanilla
Notary Public in and for the
state of Texas

RECONVEYANCE

Henry L. Bauer, trustee or successor trustee under that certain trust deed made, executed and delivered by RICHARD T. BEARD AND SHEILA E. BEARD as grantor, dated July 12, 2000, recorded on July 17, 2000 in Book M00, Page 26041, and Mortgage Records of KLAMATH County, Oregon, conveying real property situated in said county and described with particularity in said trust deed, having received from the beneficiary under said trust deed a written request to reconvey, reciting that the obligation secured by said trust deed has been fully paid and performed, hereby grants, bargains, sells and conveys, but without any covenant or warranty, express or implied, to the person or persons legally entitled thereto, all of the estate held by the undersigned in and to said described premises by virtue of said trust deed.

When the context requires, masculine includes feminine and neuter, and singular includes plural.

IN WITNESS WHEREOF, the undersigned trustee hereunto has set his hand.

Dated: FEB 19 2002

Henry L. Bauer
Trustee

STATE OF OREGON,)
County of Multnomah) ss.

Dated: FEB 19 2002

Personally appeared Henry L. Bauer and acknowledged the foregoing to be his voluntary act and deed.

Before me:

[Signature]
Notary Public for Oregon

<p>TRUSTEE'S DEED OF RECONVEYANCE</p> <p>Henry L. Bauer, Trustee</p> <p>TO</p> <p>RICHARD T. BEARD AND SHEILA E. BEARD</p> <p>After recording, return to: RICHARD T. BEARD 5481 GATEWOOD DRIVE KLAMATH FALLS, OR 97603</p>	<p>State of Oregon, County of Klamath</p> <p>Recorded 02/25/2002 <u>9:48a</u> m.</p> <p>Vol M02, Pg <u>11022</u></p> <p>Linda Smith, County Clerk</p> <p>Fee \$ <u>26.00</u> # of Pgs <u>1</u></p>
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This document was prepared by:
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