

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: March 4, 2002

PREFERRED CREDIT CORPORATION, PREFERRED MORTGAGE CORPORATION, T.A.R. PREFERRED MORTGAGE CORPORATION AND PREFERRED MORTGAGE SPC FUNDING CORP., BY: CHASE MANHATTAN MORTGAGE CORPORATION

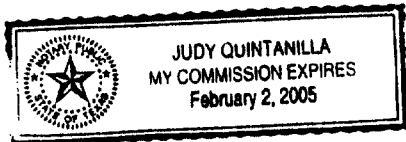
'02 APR 8 AM 9:51

Chris White
Vice President

STATE OF TEXAS)
COUNTY OF HARRIS) ss.

Dated: March 4, 2002

Personally appeared Chris White, Vice President of PREFERRED CREDIT CORPORATION, PREFERRED MORTGAGE CORPORATION, T.A.R. PREFERRED MORTGAGE CORPORATION AND PREFERRED MORTGAGE SPC FUNDING CORP., BY: CHASE MANHATTAN MORTGAGE 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:

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 WILLIAM J MARTIN AND DELORES A MARTIN, HUSBAND AND WIFE as grantor, dated December 17, 1996, recorded on January 14, 1997 in Book M97, Page 1164, and as Document/Fee/File/Instrument/Microfilm/Reception No. 31337, 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: APR 03 2002

Trustee

STATE OF OREGON,)
County of Multnomah) ss.

Dated: APR 03 2002

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

Before me:

Notary Public for Oregon

TRUSTEE'S DEED OF
RECONVEYANCE

Henry L. Bauer, Trustee

TO

WILLIAM J MARTIN AND DELORES A MARTIN,
HUSBAND AND WIFE

State of Oregon, County of Klamath

Recorded 04/08/2002 9:51 a. m.

Vol M02, Pg 20348

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 1

After recording, return to:
ACCUTRAN SERVICES, INC
15531 KUYKENDAHL RD #300
HOUSTON, TX 77090

This document was prepared by:
ACCUTRAN SERVICES, INC.
15531 KUYKENDAHL RD., SUITE 300
HOUSTON, TEXAS 77090

17-396

