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BY SHERMAN

Apr 6 2 31 PM '98

CYNABER
AUDITOR
GARY H. OLSON

TRANSMERCA TITLE INSURANCE CO., FORMERLY KNOWN AS:

TRANSMERCA TITLE INSURANCE CO.

WHEN RECORDED RETURN TO:

Name: RIVERVIEW SAVINGS BANK, FSB
Address: PO BOX 1065
City, State, Zip: CAMAS, WA 98607-0065

Tax Parcel #02-07-02-1-1-0210-00

Loan Number #11-304852-7

RESIGNATION AND APPOINTMENT OF SUCCESSOR TRUSTEE
KNOW ALL MEN BY THESE PRESENTS:

Benny W. Sciacca and Jo Ellen Sciacca, husband and wife, individually is the grantor(s), and TRANSMERCA TITLE INSURANCE COMPANY is the trustee, and RIVERVIEW SAVINGS BANK, FSB is the beneficiary under that certain trust deed dated June 17, 1991 and recorded on June 21, 1991 in Volume 123 at page 798-804 of the Mortgage Records of Stansania County, Washington, under Auditor's File Number #111444.

TRANSMERCA TITLE INSURANCE COMPANY hereby resigns as trustee under trust deed described above.

DATED: 3 APR 1998

TRANSMERCA TITLE INSURANCE COMPANY
FORMERLY KNOWN AS:

TRANSMERCA TITLE INSURANCE COMPANY

[Signature]
ASSISTANT SECRETARY

(Name - Title)

The trustee has ceased to act as trustee by reason of resignation

(This statute recognizes only the following reasons: "death, incapacity, disability or resignation")
the undersigned, who is the present beneficiary under said trust deed, desires to appoint a new trustee in the place and stead of the trustee named above;

NOW, THEREFORE, in view of the premises, the undersigned hereby appoints RIVERVIEW SERVICES, INC., whose address is PO BOX 1152, Camas, WA, 98607, Washington, as successor trustee under said trust deed, he to have all the powers of said original trustee, effective forthwith.

IN WITNESS WHEREOF, the undersigned beneficiary has hereunto set his hand; if the undersigned is a corporation, it has caused its corporate name to be signed and affixed hereto by its duly authorized officers.

DATED: March 31, 1998

RIVERVIEW SAVINGS BANK, FSB (SEAL)

(Beneficiary)

By *[Signature]*
Shirley A. DuPaul (Name - Title) Assistant Vice President (SEAL)

(SEAL)

(Name - Title)

STATE OF WASHINGTON)
COUNTY OF CLATSOP) ss.

On this 31 day of March, 1998, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Shirley A. DuPaul to me known to be the Assistant Vice President of Riverview Savings Bank, FSB the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that she is authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

Witness my hand and seal this day of March, 1998.

STATE OF WASHINGTON
NOTARY PUBLIC

My Commission Expires April 15, 2001

Notary Public in and for the State of Washington,

Residing at: *[Signature]*

Expires: April 15, 2001