

31877

Open # 88591
DEED OF TRUST
Equity Access Account
(LINE OF CREDIT MORTGAGE)

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THIS DEED OF TRUST, made this 16th day of September, 1988,
between Billie G. Alexander and Genevieve Alexander
Service Trust Company, as Trustee, and Far West Federal Bank, S.B., as Beneficiary,
Klamath County, Oregon, described as: The Westerly 30 feet of Lot 41 and the Easterly
30 feet of Lot 42 of MOYNA, according to the official plat thereof on file in Klamath
County, Oregon.

Grantor irrevocably grants, bargains, sells and conveys to trustee in trust, with power of sale, the property in
Property Address 6252 Juniper Way, Klamath Falls, OR 97603
which real property is not currently being used for Agricultural, Timber or Grazing Purposes.
THIS DEED IS FOR THE PURPOSE OF SECURING PERFORMANCE of that certain Equity Access Account number
7823654000005078 with a maximum credit line of \$10,000.00 payable to beneficiary or order and made by grantor.

To protect the security of this Deed of Trust, grantor agrees:
To pay all costs, fees and expenses of this trust including the cost of title search as well as other costs and expenses of the trustee incurred
in connection with or in enforcing this obligation and trustee's and attorney's fees actually incurred. Grantor further agrees to pay all costs,
and fees, including reasonable attorney's fees to be fixed by the court in the event this trust deed is foreclosed as a mortgage.
It is mutually agreed that:

- 1) Trustee may reconvey, without warranty, all or any part of the property. The grantee in any reconveyance may be described as the
"person or persons legally entitled thereto," and the recitals therein of any matters or facts shall be conclusive proof of the truthfulness thereof. Trustee's fees for any of the services mentioned in this paragraph shall be not less than \$25.00.
- 2) Upon default by grantor in payment of any indebtedness secured hereby or in his performance of any agreement hereunder, the
beneficiary may declare all sums secured hereby immediately due and payable. In such an event the trustee may foreclose this trust
deed by advertisement and sale in the manner provided in ORS 86.705 to 86.795. This Trust Deed may also be foreclosed as a
mortgage in a court of equity.
- 3) Trustee accepts this trust when this deed, duly executed and acknowledged is made a public record as provided by law. Trustee is not
obligated to notify any party hereto of pending sale under any other deed of trust or of any action or proceeding in which grantor,
beneficiary or trustee shall be a party unless such action or proceeding is brought by trustee.
- 4) The credit line secured by the property for which the Deed of Trust is security is personal to the Grantor. In the event said property is
sold, transferred or conveyed in any manner in whole or in part, the then remaining balance of said credit line shall become immediately due and payable.
- 5) This trust deed may be assigned by beneficiary without the consent of or notice to grantor.
- 6) Grantor hereby acknowledges receipt of the Equity Access Account Agreement and Disclosure.
- 7) This is an open-end revolving line of credit with no fixed term.

IN WITNESS HEREOF, said grantor below has signed on the day and year first above written.

Billie G. Alexander
STATE OF OREGON Billie G. Alexander
County of Jackson ss. 514-12-4693
Sept 16, 1988

Genevieve C. Alexander
STATE OF OREGON Genevieve Alexander
County of Jackson ss. 544-24-0437
Sept 16, 1988

Personally appeared the above named
BILLIE G. ALEXANDER
and acknowledged the foregoing instrument to be his
voluntary act and deed.

Personally appeared the above named
GENEVIEVE ALEXANDER
and acknowledged the foregoing instrument to be her
voluntary act and deed.

Before me:
Jody Cole
Notary Public for Oregon
My commission expires: 4-12-91
REQUEST FOR FULL RECONVEYANCE

Before me:
Jody Cole
Notary Public for Oregon
My commission expires: 4-12-91
To be used only when obligations have been paid.

DATED: _____, 19____
by _____
FAR WEST FEDERAL BANK

DEED of TRUST

BILLIE G. ALEXANDER
GENEVIEVE ALEXANDER
TO Grantor
FAR WEST FEDERAL BANK
Beneficiary

AFTER RECORDING RETURN TO:
FAR WEST FEDERAL BANK
CONSUMER LOAN DIVISION
1881 S.W. FIFTH, SUITE 475
PORTLAND, OREGON 97201
FWFB-1045 (REV. 10/87)

(DON'T USE THIS
SPACE; RESERVED
FOR RECORDING
LABEL IN COUNTIES WHERE
USED.)

Fee \$8.00

STATE OF OREGON
County of Klamath ss.
I certify that the within instrument was received for
record on the 26th day of
Sept. 1988
at 12:30 o'clock P. M., and recorded
in book M88 on page 15946
Record of Mortgages of said County.

Witness my hand and seal of County affixed,
Evelyn Biehn, County Clerk
County Clerk-Recorded
By Pauline Mullenbach Deputy