

COLLATERAL ASSIGNMENT OF TRUST DEED

KNOW ALL MEN BY THESE PRESENTS, that Olympic Mortgage Exchange, Inc. (hereinafter called "Assignors"), for valuable consideration, do hereby assign, transfer and set over to Robert L. Pfister and Wendy J. Pfister (hereinafter called "Pfister"), husband and wife, their successors and assigns, all right, title and interest in and to that certain Note and Trust Deed, recorded on May 18, 1988 in Book M88, Page 7801 or Recorder's No. 87425, Official/Deed Records of Klamath County, Oregon, made and entered into on the 18th day of May, 1988, between Alfred Crandall and Jennie Crandall, husband and wife, as seller and Jimmy A. Sewell and Nancy J. Sewell, husband and wife, as buyers, in the principal sum of \$20,000.00.

Assignors also do hereby transfer unto Pfister, husband and wife, their successors and assigns, all of their right and interest in and to all property subject to said Note and Trust Deed for collateral purposes.

Assignors do hereby covenant and agree that they are the holder of the Note and Trust Deed hereinabove described and they do further hereby covenant and agree that there is now due and owing on said Note and Trust Deed the sum of \$7,429.34, with interest at the rate of 10.0 percent per annum from February 1, 1995.

This assignment is intended as a mortgage, however, to secure unto Pfister (1) the payment of a promissory note dated September 12, 1994 executed and delivered by Assignors to Pfister in the sum of \$40,000.00 payable as to principal and interest as therein provided; (2) further advances to be evidenced by like note or notes, to be made by Pfister to Assignors at Pfister's option; and (3) all other liabilities, whether primary or secondary, direct or indirect, absolute or contingent, sole, joint or several, due or to become due, now existing or hereafter arising, of each of the Assignors hereunder, including each of the undersigned Assignors and any other party or parties to Pfister. Provided that upon full payment of all obligations and liabilities of Assignors to Pfister secured hereby, this assignment shall become null and void, otherwise to remain in full force and effect.

As used herein the term "Assignors" includes the singular; and the masculine gender includes the feminine and neuter.

Dated this 8th day of February, 1995.

Olympic Mortgage Exchange, Inc.

By: Robert L. Pfister
Robert L. Pfister, President

STATE OF OREGON)
)ss.
County of Deschutes)

On this 8th day of February, 1995, personally came before me, a notary public in and for said county and state, the within named Robert L. Pfister, to me personally known, who being duly sworn, did say that he is President of Olympic Mortgage Exchange, Inc., the within named Corporation, and that this instrument was signed on behalf of said Corporation by Authority of its Board of Directors, and acknowledges said instrument to be the free act and deed of said Corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written

AFTER RECORDING, RETURN TO:

Olympic Mortgage Exchange, Inc.
164 N.W. Greenwood Ave.
Bend, OR 97701

Ann Dahlen
Notary Public for Oregon

My Commission expires: 10-16-98



