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72955

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THIS AGREEMENT, Made and entered into this 25th day of March, 1987, by and between SOUTH VALLEY STATE BANK hereinafter called the first party, and KLAMATH FIRST FEDERAL SAVINGS & LOAN ASSN. hereinafter called the second party; WITNESSETH:

On or about March 2, 1987, PAUL M. NOVAK

, being the owner of the following described property in Klamath County, Oregon, to-wit:

Lot 20 in Block 17 of Hillside Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

executed and delivered to the first party his certain Trust Deed

(State whether mortgage, trust deed, contract, security agreement or otherwise)

(herein called the first party's lien) on said described property to secure the sum of \$25,000.00, which lien was

—Recorded on March 3, 1987, in the Mtg. Records of Klamath County, Oregon, in book/reel/volume No. M87 at page 3366 thereof or as document/fee/file/instrument/microfilm No. (indicate which);

—Filed on , 19, in the office of the of County, Oregon, where it bears the document/fee/file/instrument/microfilm No. (indicate which);

—Created by a security agreement, notice of which was given by the filing on , 19, of a financing statement in the office of the Oregon Secretary of State Department of Motor Vehicles where it bears file No. and in the office of the of County, Oregon, where it bears the document/fee/file/instrument/microfilm No. (indicate which).

Reference to the document so recorded or filed hereby is made. The first party has never sold or assigned his said lien and at all times since the date thereof has been and now is the owner and holder thereof and the debt thereby secured.

The second party is about to loan the sum of \$No More than \$16,500.00 to the present owner of the property above described, with interest thereon at a rate not exceeding 11.25% per annum, said loan to be secured by the said present owner's Trust Deed (hereinafter called the

(State nature of lien to be given, whether mortgage, trust deed, contract, security agreement or otherwise)

second party's lien) upon said property and to be repaid within not more than 148 months ~~years~~ from its date.

To induce the second party to make the loan last mentioned, the first party heretofore has agreed and consented to subordinate first party's said lien to the lien about to be taken by the second party as above set forth.

NOW, THEREFORE, for value received and for the purpose of inducing the second party to make the loan aforesaid, the first party, for himself, his personal representatives (or successors) and assigns, hereby covenants, consents and agrees to and with the second party, his personal representatives (or successors) and assigns, that the said first party's lien on said described property is and shall always be subject and subordinate to the lien about to be delivered to the second party, as aforesaid, and that second party's said lien in all respects shall be first, prior and superior to that of the first party; provided always, however, that if second party's said lien is not duly filed or recorded or an appropriate financing statement thereon duly filed within 45 days after the date hereof, this subordination agreement shall be null and void and of no force or effect.

It is expressly understood and agreed that nothing herein contained shall be construed to change, alter or impair the first party's said lien, except as hereinabove expressly set forth.

In construing this subordination agreement and where the context so requires, the singular includes the plural; the masculine includes the feminine and the neuter, and all grammatical changes shall be supplied to cause this agreement to apply to corporations as well as to individuals.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal; if the undersigned is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its board of directors, all on this, the day and year first above written.

SOUTH VALLEY STATE BANK

BY: *Jeffrey S. Bunn*
Loan Officer

Cross out any language opposite which is not pertinent to this transaction

CK 900

STATE OF OREGON,

5361

County of

SS.

This instrument was acknowledged before me on, 19....., by

(SEAL)

Notary Public for Oregon

My commission expires

STATE OF OREGON,

County of Klamath

SS.

This instrument was acknowledged before me on March 25, 1987, by

JEFFREY S. BRADFORD

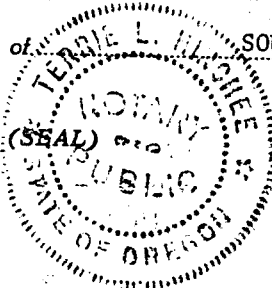
as

LOAN OFFICER

NAME OF CORPORATE OFFICE OR AGENT, PARTNER, TRUSTEE, ETC.

SOUTH VALLEY STATE BANK

NAME OF CORPORATION, PARTNERSHIP, TRUST, ETC.



Terrie L. Nichue

Notary Public for Oregon

My commission expires 2-12-91

SUBORDINATION AGREEMENT

South Valley State Bank

TO

Klamath First Federal
540 Main Street
Klamath Falls, OR 97601

AFTER RECORDING RETURN TO

KFFS + L
Box 5270
MFO

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

STATE OF OREGON,

County of Klamath

SS.

I certify that the within instrument was received for record on the 1st day of April, 1987, at 10:09'clock A.M., and recorded in book/reel/volume No. M87, on page 5360 or as fee/file/instrument/microfilm/reception No. 72955, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By: [Signature] Deputy

Fee: \$9.00