

RECORDING REQUESTED BY

ATE 31167 **77098**Kerry S. Penn
18840 Ventura Blvd., #210
Tarzana, Ca. 91356

AND WHEN RECORDED MAIL TO

NAME Kerry S. Penn
ADDRESS 18840 Ventura Blvd., #210
CITY & STATE Tarzana, Ca. 91356

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SUBORDINATION AGREEMENT

NOTICE: THIS SUBORDINATION AGREEMENT RESULTS IN YOUR SECURITY INTEREST IN THE PROPERTY BECOMING SUBJECT TO AND OF LOWER PRIORITY THAN THE LIEN OF SOME OTHER OR LATER SECURITY INSTRUMENT.

THIS AGREEMENT, made this 15th day of June, 1987, by JAMES A. CRAIG, an unmarried man, owner of the land hereinafter described and hereinafter referred to as "Owner", and KERRY S. PENN, a married man, present owner and holder of the deed of trust and note first hereinafter described and hereinafter referred to as "Beneficiary";

WITNESSETH

THAT WHEREAS, JAMES A. CRAIG, an unmarried man, did execute a deed of trust, dated June 15, 1987, to ASPEN TITLE AND ESCROW CO., an Oregon corporation, as trustee, covering:

Lot 9, Block 3, Twin River View Subdivision, in the County of Klamath, State of Oregon.

to secure a note in the sum of \$ 7,000.00, dated June 15, 1987, in favor of KERRY S. PENN, a married man, which deed of trust was recorded concurrently herewith, in book _____ page _____, Official Records of said county; and

WHEREAS, Owner has executed, or is about to execute, a deed of trust and note in the sum of \$ _____, dated when drawn, subsequent to date of this document, in favor of _____, hereinafter referred to as "Lender", payable with interest and upon the terms and conditions described therein, which deed of trust is, to be recorded concurrently herewith; and

WHEREAS, it is a condition precedent to obtaining said loan that said deed of trust last above mentioned shall unconditionally be and remain at all times a lien or charge upon the land hereinbefore described, prior and superior to the lien or charge of the deed of trust first above mentioned; and

WHEREAS, Lender is willing to make said loan provided the deed of trust securing the same is a lien or charge upon the above described property prior and superior to the lien or charge of the deed of trust first above mentioned and provided that Beneficiary will specifically and unconditionally subordinate the lien or charge of the deed of trust first above mentioned to the lien or charge of the deed of trust in favor of Lender; and

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WHEREAS, it is to the mutual benefit of the parties hereto that Lender make such loan to Owner; and Beneficiary is willing that the deed of trust securing the same shall, when recorded, constitute a lien or charge upon said land which is unconditionally prior and superior to the lien or charge of the deed of trust first above mentioned.

NOW, THEREFORE, in consideration of the mutual benefits accruing to the parties hereto and other valuable consideration, the receipt and sufficiency of which consideration is hereby acknowledged, and in order to induce Lender to make the loan above referred to, it is hereby declared, understood and agreed as follows:

(1) That said deed of trust securing said note in favor of Lender, and any renewals or extensions thereof, shall unconditionally be and remain at all times a lien or charge on the property therein described, prior and superior to the lien or charge of the deed of trust first above mentioned.

(2) That Lender would not make its loan above described without this subordination agreement.

(3) That this agreement shall be the whole and only agreement with regard to the subordination of the lien or charge of the deed of trust first above mentioned to the lien or charge of the deed of trust in favor of Lender above referred to and shall supersede and cancel, but only insofar as would affect the priority between the deeds of trust hereinbefore specifically described, any prior agreements as to such subordination including, but not limited to, those provisions, if any, contained in the deed of trust first above mentioned, which provide for the subordination of the lien or charge thereof to another deed or deeds of trust or to another mortgage or mortgages.

Beneficiary declares, agrees and acknowledges that

(a) He consents to and approves (i) all provisions of the note and deed of trust in favor of Lender above referred to, and (ii) all agreements, including but not limited to any loan or escrow agreements, between Owner and Lender for the disbursement of the proceeds of Lender's loan;

(b) Lender in making disbursements pursuant to any such agreement is under no obligation or duty to, nor has Lender represented that it will, see to the application of such proceeds by the person or persons to whom Lender disburses such proceeds and any application or use of such proceeds for purposes other than those provided for in such agreement or agreements shall not defeat the subordination herein made in whole or in part;

(c) He intentionally and unconditionally waives, relinquishes and subordinates the lien or charge of the deed of trust first above mentioned in favor of the lien or charge upon said land of the deed of trust in favor of Lender above referred to and understands that in reliance upon, and in consideration of, this waiver, relinquishment and subordination specific loans and advances are being and will be made and, as part and parcel thereof, specific monetary and other obligations are being and will be entered into which would not be made or entered into but for said reliance upon this waiver, relinquishment and subordination; and

(d) An endorsement has been placed upon the note secured by the deed of trust first above mentioned that said deed of trust has by this instrument been subordinated to the lien or charge of the deed of trust in favor of Lender above referred to.

NOTICE: THIS SUBORDINATION AGREEMENT CONTAINS A PROVISION WHICH ALLOWS THE PERSON OBLIGATED ON YOUR REAL PROPERTY SECURITY TO OBTAIN A LOAN A PORTION OF WHICH MAY BE EXPENDED FOR OTHER PURPOSES THAN IMPROVEMENT OF THE LAND.

Staple
STATE OF CALIFORNIA.

COUNTY OF Los Angeles } ss.

James A. Craig
James A. Craig

On this the 26 day of June 1987 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Brian Brodsky, personally known to me to be the person whose name is subscribed to the within instrument as a witness thereto, who being by me duly sworn, deposed and said: That Brian Brodsky resides at 1176 Arch Dr., Studio City, CA 91604; that he was present and saw James H. Craig personally known to him to be that person described in, and whose name is subscribed to the within and annexed instrument, execute the same; and that affiant subscribed name thereto as a witness to said execution.

Signature Jeanne

FOR NOTARY SEAL OR STAMP



OFFICIAL SEAL
JEANNE NIGH
Notary Public - California
LOS ANGELES COUNTY

My Comm. Exp. Aug. 18, 1989

Staple
STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Company

of July A.D. 19 87 at 3:50 o'clock P M., and duly recorded in Vol. M87 of Mortgages on Page 12787

FEE \$9.00

Evelyn Biehn, County Clerk
By [Signature]