

22366

Aspen Title #01035778
SUBORDINATION AGREEMENT

AGREEMENT made November 6, 1990, between GLN Management, Inc., lender, Joyce K. Ward, hereinafter known as "Ward".

RECITALS

1.1 Lender is mortgagee and Ward is mortgagor under the terms of that certain mortgage dated April 1, 1984, recorded April 10, 1984 in book Volume M84, page 5937, Mortgage Records of Klamath County, Oregon, covering the premises described in Exhibit "A" attached hereto and incorporated herein by this reference.

1.2 United States National Bank is about to loan the sum of \$175,000.00 to lender secured by an assignment of vendee's interest in the contract of sale described in paragraph 1.3.

1.3 Contemporaneously with the loan to lender, Lender and Ward are entering into a contract of sale whereby Ward agrees to sell and Lender agrees to buy the premises described in Exhibit "A" for the sum of \$335,000.00. Recorded in Vol M90 Page 223 68

COVENANTS AND AGREEMENTS

2. Subordination: Lender and Ward covenant and agree that the assignment of vendee's interest between Lender and United States National Bank and the Contract of Sale described in paragraph 1.3, shall be superior and prior to the lien of the mortgage mentioned in paragraph 1.1.

CONSIDERATION

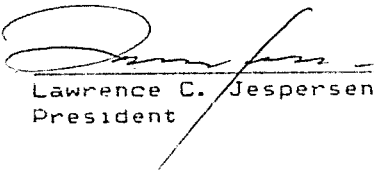
3.1 In consideration of the subordination as set out hereon, United States National Bank shall make the above described loan.


3.2 Ward hereby approves the subordination.

BINDING EFFECT

4. This subordination agreement shall be binding upon and inure to the benefit of the respective heirs, legal representative, successors and assigns of the parties hereto.

GLN Management, Inc.


Lawrence C. Jespersen, Jr.
President


Maureen J. Jespersen
Secretary/Treasurer

STATE OF OREGON)
) ss.
County of Klamath)

BE IT REMEMBERED that on this 7th day of November, 1990, before me, the undersigned, a notary public in and for said county and state, personally appeared the within named LAWRENCE C. JESPERSEN, JR., as President, known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that he executed the same freely and voluntarily.

Harlene T. Addington
NOTARY PUBLIC OF OREGON
My Commission Expires: 3-22-93

STATE OF OREGON)
) ss.
County of Klamath)

BE IT REMEMBERED that on this 7th day of November, 1990, before me, the undersigned, a notary public in and for said county and state, personally appeared the within named MAUREEN JESPERSEN, Secretary/Treasurer, known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that she executed the same freely and voluntarily.

Harlene T. Addington
NOTARY PUBLIC OF OREGON
My Commission Expires: 3-22-93

Joyce K. Ward
Joyce K. Ward

STATE OF OREGON)
) ss.
County of Klamath)

BE IT REMEMBERED that on this 6th day of November, 1990, before me, the undersigned, a notary public in and for said county and state, personally appeared the within named JOYCE K. WARD, known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that she executed the same freely and voluntarily.

Harlene T. Addington
NOTARY PUBLIC OF OREGON
My Commission Expires: 3-22-93

EXHIBIT "A"

PARCEL 1:

Beginning at a point on the Northerly line of Main Street, which is South 89 degrees 18' East a distance of 862.2 feet along the Northerly line of Main Street from the Southeast corner of Block 57, SECOND HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon; thence North 0 degrees 42' East a distance of 254.5 feet, more or less, to a point which is 20 feet distant Southwesterly at right angles from the Southwesterly line of the U.S.R.S. Canal right of way; thence South 68 degrees 52' East and parallel with the Southwesterly line of said canal right of way and 20 feet distant Southwesterly at right angles therefrom a distance of 52.6 feet, more or less, to a point; thence South 0 degrees 42' West a distance of 234.5 feet, more or less to the Northerly line of Main Street; thence North 89 degrees 18' West along the Northerly line of Main Street a distance of 50 feet to place of beginning, all in WILLIAMS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; and

Beginning at a point on the Northerly line of Main Street, which is 89 degrees 18' East a distance of 912.2 feet along the Northerly line of Main Street from the Southeast corner of Block 57, Second Hot Springs Addition to the City of Klamath Falls, Oregon; thence North 0 degrees 42' East a distance of 234.5 feet, more or less, to a point which is 20 feet distant Southwesterly at right angles from the Southwesterly line of the U.S.R.S. Canal right of way; thence South 75 degrees 22 1/2' East parallel with the Southwest line of said canal right of way and 20 feet distant Southwesterly at right angles therefrom a distance of 55 feet, more or less, to the Northwest corner of that parcel of land deeded to Dr. A. A. Soule, April 24, 1923; thence in a Southerly direction and parallel to Mortimer Avenue, a distance of 214.8 feet, more or less, to the Northerly line of Main Street; thence Westerly along the Northerly line of Main Street a distance of 50 feet to the place of beginning, all in Williams Addition.

Continued on next page

EXHIBIT "A" CONTINUED

PARCEL 2:

Beginning at a point which is South 89 degrees 19' East a distance of 1062.2 feet, East along the Northerly line of Main Street from the Southeasterly corner of Block 57, SECOND HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon; thence North 0 degrees 42' East a distance of 191.25 feet to a point which is 20 feet distant Southwesterly at right angles from the Southwesterly line of the U. S. Reclamation Service Main Canal Right of Way; thence in a Northwesterly direction and parallel with the Southwesterly line of said canal right of way and 20 feet distant at right angles therefrom a distance of 101.25 feet, more or less, to a point; thence South 0 degrees 42' West a distance of 214 feet, more or less, to the Northerly line of Main Street; thence South 89 degrees 18' East a distance of 100 feet to the place of beginning, lying and being in the unplatted portion of Williams Addition to the City of Klamath Falls, Oregon, and in the S 1/2 of the SE 1/4 of the SW 1/4 of Section 28, Township 38 South, Range 9 East of the Willamette Meridian.

PARCEL 3:

Beginning at a point which is South 89 degrees 18' East a distance of 1067.2 feet along the Northerly line of Main Street from the Southeasterly corner of Block 57 of SECOND HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon; thence North 0 degrees 42' East a distance of 185.75 feet, more or less, to a point which is 20 feet distant Southwesterly at right angles from the Southwesterly line of the U.S. Reclamation Service Main Canal right of way; thence in a Northwesterly direction and parallel with the Southwesterly line of the said canal right of way and 20 feet distant at right angles therefrom a distance of 5.18 feet to the Northeast corner of that piece of land deeded to Eve Soule by Herbert Lang and Jennie Lang, as recorded in Volume 105 at Page 47 of Klamath County Deed Records; thence South 0 degrees 42' West a distance of 187.15 feet, more or less, to a point on the Northerly line of Main Street; thence South 89 degrees 18' East along the Northerly line of Main Street a distance of 5.0 feet to the point of beginning, lying and being in the unplatted portion of Williams Addition to the City of Klamath Falls, Oregon, and in the S 1/2 SE 1/4 SW 1/4 of Section 28, Township 38 South, Range 9 East of the Willamette Meridian.

CODE 1 MAP 3809-28CD TL 13500

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 7th day of Nov. A.D. 19 90 at 3:10 o'clock P.M., and duly recorded in Vol. M90 of Mortgages on Page 22376.

FEE \$23.00

Evelyn Biehn County Clerk

By Dorlene Muelender