

After recording return to:  
 Northwest Farm Credit Services, ACA  
 900 Klamath Avenue  
 PO Box 148  
 Klamath Falls, OR 97601

Customer/Note No. 30193 - 442

K-48530

### SUBORDINATION AGREEMENT

#### PARTIES AND INTERESTS.

Subordinator: United Furniture Warehouse, Inc.  
 1101 United Boulevard  
 Coquitlam, British Columbia, V3K 6V3

Subordinator's Interest: Lease dated August 1, 1995 by Security Trust Co, as Lessors and United Furniture Warehouse, Inc. as Lessees, covering the property described below:

Lot 5 in Block 1 of Tract 1239, Re-subdivision of Lot 5 in Block 1 of Tract ~~LS; BK 1 T 1880 W 1/4~~ 1080, Washburn Park, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

Subordinatee: Northwest Farm Credit Services, ACA  
 900 Klamath Avenue  
 PO Box 148  
 Klamath Falls, OR 97601

Subordinatee's Interest: Deed of Trust dated October 19, 1995, recorded 10/25/95 in Book No. M 95, Page No. 29163, as Instrument No. 8164, records of Klamath County, State of Oregon.

Subordinatee's Note: Note, executed by Borrower or Borrower's successor, dated October 19, 1995, in the principal amount of \$384,600.00, and any amendments thereto, secured by Subordinatee's Interest.

Borrower: David E. King, a married person dealing in his/her sole and separate property.

#### AGREEMENT.

The property described in the above-referenced instruments creating Subordinatee's Interest is referred to as the "Property."

For good and valuable consideration, Subordinator subordinates its interest in the Property to Subordinatee's Interest and all advances or charges, if any, made or accruing under Subordinatee's Note, if any. This subordination also includes any extension, refinancing, reindexing, renewal, or renegotiation of Subordinatee's Note, if any.

Subordinator acknowledges the opportunity to examine the terms of the documents pertaining to Subordinatee's Interest.

The heirs, personal representatives, successors and assigns of Subordinator shall be bound by this Agreement. This Agreement shall inure to the benefit of Subordinatee and its personal representatives, successors and assigns.

Dated: 01/31/95

United Furniture Warehouse, Inc.

By: [Signature]  
 John Volken, President

Tenant shall not be disturbed in its possession of the "Property" for any reason other than one which would entitle the landlord to terminate the lease under its terms or where the Term has expired.

95 JAN -3 PM 0:21

Province B.C.  
 STATE OF B.C. )  
 )ss.  
 County of Westminster )

On this 31<sup>st</sup> day of October, 1995, before me personally appeared John Volken, the President of the corporation that executed the within instrument, and acknowledged to me that such corporation executed the same as its free act and deed; and on oath stated that he was authorized to execute said instrument.

[Signature]  
 Notary Public for the State of Prov. of B.C.  
 Residing at Port Coquitlam, B.C.  
 My commission expires 12 September

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the 3rd day  
 of Jan A.D., 19 96 at 10:21 o'clock A M., and duly recorded in Vol. M96  
 of Mortgages on Page 160

FEE \$15.00

Bernetha G. Petch, County Clerk  
[Signature]