

TN 26106

96 OCT -2 P2:46

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THIS AGREEMENT, Made and entered into this 25th day of September, 1996, by and between THE TRUSTEE OF THE AARON E. ABTS 1993 REVOCABLE LIVING TRUST, hereinafter called the first party, and VERNON G. LUDWIG and OFELIA LUDWIG, hereinafter called the second party; WITNESSETH:

On or about September 25, 1996,

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

Lot 92, PLEASANT HOME TRACTS, in the County of Klamath, State of Oregon.

Code 41 Map 3909-2BA Tax Lot

RECEIVED  
SUBORDINATION

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 \$12,000.00, which lien was

—Recorded on April 17, 1995, in the County Records of Klamath County, Oregon, in book/reel/volume No. M-95 at page 9640 thereof or as document/fee/file/instrument/microfilm No. 98482 (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 \$28,200.00 to the present owner of the property above described, with interest thereon at a rate not exceeding 14% 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 days from its date. years

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 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 lien, except as hereinafter 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.

X (Vernon G. Ludwig)

ELVAE A. WATSON

NOTARY PUBLIC

STATE OF ~~OREGON~~ <sup>California</sup>

County of Riverside

ss.

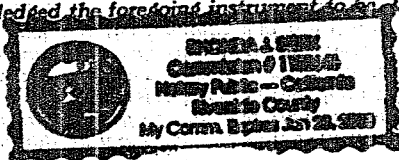
October 1, 1996

Personally appeared the above named

AARON E. Abts Trustee

and acknowledged the foregoing instrument to be a True voluntary act and deed. Before me:

(SEAL)



Rhonda J. Berk

Notary Public for Oregon, California

My commission expires June 23, 2000

STATE OF ~~OREGON~~ <sup>California</sup>

County of Riverside

ss.

October 1, 1996

Personally appeared AARON E. Abts

who being duly sworn, did say that he is the

of

a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors; and he acknowledged said instrument to be its voluntary act and deed. Before me:

(SEAL)

Notary Public for Oregon.

My commission expires

### SUBORDINATION AGREEMENT

TO

AFTER RECORDING RETURN TO

A+C

SETUP

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

Fee: \$15.00

STATE OF OREGON,  
County of Klamath

ss.

I certify that the within instrument was received for record on the 2nd day of October, 1996, at 2:46 o'clock P.M., and recorded in book/reel/volume No. M96, on page 31278 or as fee/file/instrument/microfilm/reception No. 26106, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk

NAME

TITLE

By Kathleen Ross Deputy