

2010-004802

Klamath County, Oregon



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Fee: \$47.00

This document was prepared by:
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ATE 67532

SUBORDINATION of DEED OF TRUST

FROM

Southern Oregon FCU, with its primary office at 1551 Horbeck Rd., Grants Pass, OR 97527
(hereinafter called "OLD LENDER"),

TO

JP Morgan Chase Bank, N.A., with its primary office at 1111 Polaris Parkway, Columbus, OH 43240 (hereinafter called "NEW LENDER").

WHEREAS, OLD LENDER is the holder of a valid Deed of Trust granted by **James A. Monroe and Diane L. Monroe** ("OWNER") covering certain real property owned by OWNER and located in the county of **Klamath** and State of **OREGON** as more fully described on Exhibit "A" attached hereto and incorporated herein (hereinafter the "PROPERTY") which Deed of Trust is recorded on 05/25/2007 in the Recorder's office in the county of **Klamath** in Instrument # 2007-9487 in the amount of **\$45,000.00** (hereinafter the "PRIOR DEED OF TRUST"); and

WHEREAS, OWNER has granted NEW LENDER a Deed of Trust on the PROPERTY and NEW LENDER has recorded the Deed of Trust in the Office of the Recorder's office of **Klamath County** on April 21, 2010 (date) in Instrument # 2010-4801 ("NEW LENDER'S DEED OF TRUST") in an amount not to exceed **\$89,336.00** and

WHEREAS the OLD LENDER has agreed to subordinate the PRIOR DEED OF TRUST to NEW LENDER'S DEED OF TRUST.

NOW, THEREFORE, INTENDING TO BE LEGALLY BOUND and in consideration of \$1.00 (One Dollar) and other good and valuable consideration, receipt of which is hereby acknowledged, the parties agree as follows:

ATE 47

1. Subordination of Lien: The OLD LENDER hereby subordinates the PRIOR DEED OF TRUST and its lien position in and on the PROPERTY to the NEW LENDER'S Deed of Trust and the lien thereof, as if the NEW LENDER'S Deed of Trust had been recorded first in time to the PRIOR DEED OF TRUST and so that all public records will reflect NEW LENDER'S DEED OF TRUST to be superior in lien to the PRIOR DEED OF TRUST.

2. Subordination of Debt: OLD LENDER hereby subordinates payment of the debt secured by the Prior DEED OF TRUST to payment of the debt secured by the NEW LENDER'S Deed of Trust.

3. This Subordination shall be binding upon and inure to the benefit of the respective heirs, successors, and assigns of OLD LENDER and NEW LENDER.

4. It is expressly understood and agreed that for this subordination, the deed of trust now held by the OLD LENDER and all terms and condition thereof shall be and will remain in full force and effect.

IN WITNESS WHEREOF, Southern Oregon FCU has caused this agreement to be executed by its duly authorized officer by authority of its Board of Directors, this 18th day of MARCH, 2010.

WITNESS:

Southern Oregon FCU

By Margaret E. Burrus

TITLE: RE Coordinator

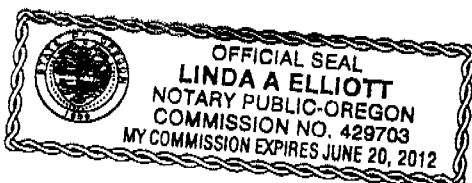
State of Oregon

County of Jackson

}
} SS.
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I, LINDA A. ELLIOTT a Notary Public certify that Margaret E. Burrus personally came before me this day and acknowledged that he/she is RE Coordinator of Southern Oregon FCU, a corporation, and that he/she, as RE Coordinator, being authorized to do so, executed the foregoing on behalf of the corporation.

Witness my hand and official seal, this the day of MARCH 18TH, 2010.



Linda A. Elliott
Notary Public
My Commission Expires: June 20, 2012

Exhibit A

Lot 8, Block 2, FIRST ADDITION TO VALLEY VIEW, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 041 MAP: 3909-012BB TL: 06500 KEY: 560164