

2010-005068

Klamath County, Oregon



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04/29/2010 02:06:58 PM

Fee: \$57.00

RECORDING REQUESTED BY :

WHEN RECORDED RETURN TO :

Recording requested by: LSI

When recorded return to :

Non Aqua Dept./ A. Garcia

2550 N. Red Hill Ave.

Santa Ana, CA. 92705

CR - 7719778

192

SUBORDINATION AGREEMENT

New Loan #: 0201852662

ATE 67354

This Subordination Agreement is dated for reference 12/24/2009 and is between

STERLING SAVINGS BANK WASHINGTON whose

principal address is 111 N. WALL ST., SPOKANE, WA 99201

(called "Junior Lender") and

New Senior Lender's

Name : WELLS FARGO BANK N.A.

Senior Lender's

Address : 3 STEP CENTRALIZED FULFILLMENT 1525 W WT HARRIS BLVD. BLDG: 1A2 ,
MAC: D1108-02F, CHARLOTTE, NC 28262

(called "New Senior Lender")

RECITALS

A. Junior Lender is the vested holder and owner of the following described promissory note
(the "Note") secured by a mortgage or deed of trust (the "Security Instrument"):

Date of Note and Security Instrument : 10/21/2008

Borrower(s) Name(s) ("Borrowers") : Linda C. Norris

Property Address: 5167 CAMBRIDGE COURT, KLAMATH FALLS, OR 97603

Legal Description of real property secured by Security Instrument ("Property") :

See Exhibit A (Attached)

Recording Date : 11/3/2008

County : KLAMATH

Amount : \$124,163.59

Recording Number : 2008-014836

Book :

Page :

B. Borrowers, as current owners of the Property, wish to replace their current first priority mortgage
loan on the Property with a new first priority mortgage loan secured by the Property from New Senior
Lender in the original principal sum of ~~\$244,652.00~~ 240,865.⁰⁰ Date: February 3, 2010
in 2010-5067
(the "New Senior Security Instrument").

ATE 57

New Senior Lender will not provide this financing without an agreement by Junior Lender to subordinate its lien/security interest in the Property to the new interest of New Senior Lender.

In consideration of the benefits to Junior Lender from the new financing on the Property provided by New Senior Lender, Junior Lender agrees and declares as follows:

1. Subordination to New Senior Security Instrument

Junior Lender agrees that upon recordation of the New Senior Security Instrument, Junior Lender's lien/security interest in the Property shall be unconditionally and forever inferior, junior and subordinate in all respects to the lien/security interest of Senior Mortgagee's New Senior Security Instrument and all obligations it secures. Junior Mortgagee irrevocably consents to and approves all provisions of the New Senior Security Instrument and the terms of the obligations it secures.

2. No Subordination to Other Matters.

Junior Lender is subordinating its lien/security interest to the New Security Instrument only, and not to other or future liens or security interests in the Property. Junior Lender has no obligation to consent to future requests for subordination of its lien/security interest.

3. No Waiver of Notice.

By subordinating its lien/security instrument, Junior Lender is not waiving any rights it may have under the laws of the State where the Property is located, or Federal law, to notice of defaults or other notices or rights conferred by law to junior lienholders and mortgagees.

4. Successors and Assigns.

This Agreement shall be binding upon and be for the benefit of any successor or assignee of the New Security Instrument or any successor of either of the parties.

5. Governing Law.

This Agreement shall be governed by the law of the State where the Property is located.

6. Reliance.

This Agreement can be relied upon by all persons having an interest in the Property or the New Senior Security Instrument.

7. Entire Agreement; Amendments.

This Agreement represents the entire and complete agreement between Junior Lender and Senior Lender. Any waiver, modification or novation of this Agreement must be in writing, executed by New Senior Lender (or its successors or assigns) and Junior Lender (or its successors or assigns) and, if this Agreement was recorded in the real estate records of the government entity in which the Property is located, recorded in such real estate records, to be enforceable.

8. Acceptance.

New Senior Lender shall be deemed to have accepted and agreed to the terms of this Agreement by recordation of this Agreement at or about the time New Senior Security Instrument is recorded. This Agreement shall be void if not recorded within 90 days of the reference date first written above.

JUNIOR LENDER: STERLING SAVINGS BANK WASHINGTON

BY: Kathryn A. Lupinski

NAME: Kathryn A. Lupinski

TITLE: Commercial Banking Officer

STATE OF Oregon

COUNTY OF Klamath

On January 19, 2010 before

Me, Catherine L. Ward

Personally Appeared Kathryn A. Lupinski

Personally known to me (or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledge to me that he/she they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Catherine L. Ward

Signature of Notary Public



LEGAL DESCRIPTION
EXHIBIT "A"

Lot 9 of Regency Estates, Tract 1292, Phase 1, according to the Official Plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

APN: R3909-014AC-05900-000