

NN

SUBORDINATION AGREEMENT

2010-007511
Klamath County, Oregon



06/21/2010 12:58:12 PM

Fee: \$57.00

SPACE RESERV. FOR RECORDER'S USE

No. , Records of this County.

Witness my hand and seal of County affixed.

NAME

TITLE

By , Deputy.

PREMIER WEST BANK
Atten: Mario Callegari, Sr. VP
890 Cypress Ave, Redding, CA 96001
To
FRANK GALLAGHER
101 Morris St., Suite 205
Sebastopol, CA 95472

After recording, return to (Name, Address, Zip):

AMERITITLE
300 Klamath Avenue
Klamath Falls, OR 97601

THIS AGREEMENT dated June 18 2010
by and between PREMIERWEST BANK
hereinafter called the first party, and FRANK GALLAGHER
hereinafter called the second party, WITNESSETH:
On or about (date) November 20, 2008, FRANK GALLAGHER
being the owner of the following described property in KLAMATH County, Oregon, to-wit:

SEE ATTACHED EXHIBIT "A" MADE A PART HEREOF

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

executed and delivered to the first party a certain Line of Credit, Assignment of rents and Modification
(State whether mortgage, trust deed, contract, security agreement or otherwise)

(herein called the first party's lien) on the property, to secure the sum of \$ 183,480., which lien was:

(Delete any language not pertinent to this transaction)

- X- Recorded on November 24, 2008, in the Records of Klamath County, Oregon, in book/reel/volume No. 2008 at page 015731, and/or as fee/file/instrument/microfilm/reception No. 2009 page 002582
Filed on, in the office of the Klamath County Clerk of County, Oregon, where it bears fee/file/instrument/microfilm/reception No.
Created by a security agreement, notice of which was given by the filing on of a financing statement in the office of the Oregon Secretary of State Dept. of Motor Vehicles (indicate which) where it bears file No. and in the office of the County, Oregon, where it bears fee/file/instrument/microfilm/reception No.

Reference to the document so recorded or filed is hereby made. The first party has never sold or assigned first party's 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 record a RECIPROCAL EASEMENT AND MAINTENANCE AGREEMENT'S (2) to the present owner of the property, with interest thereon. This lien is to be secured by the present owner's (2) Easement and maintenance agreement's (2)

RECIPROCAL EASEMENT AND MAINTENANCE AGREEMENT'S (2) (hereinafter called encumbrance for perpetuity

the second party's upon the property and is to be repaid not more than days years (indicate which) from its date.

(OVER)



Easement and Maintenance Agreement's (2)

To induce the second party to make the ~~last~~ mentioned, the first party has agreed and consented to subordinate first party's lien to the ~~lien~~ about to be taken by the second party as above set forth. **Easement And Maintenance Agreement (2)**

NOW, THEREFORE, for value received, and for the purpose of inducing the second party to make the ~~lien~~ aforesaid, the first party, on behalf of the first party and also on behalf of the first party's personal representatives, successors, and assigns, hereby covenants, consents and agrees to and with the second party and second party's personal representatives, successors, and assigns, that the first party's ~~lien~~ on the property is and shall always be subject and subordinate to the ~~lien~~ about to be delivered to the second party as aforesaid, and that the second party's ~~lien~~ in all respects shall be first, prior and superior to that of the first party, provided always, however, that if the second party's ~~lien~~ is not duly filed or recorded, or an appropriate financing statement with respect thereto duly filed within 10 days after the date hereof, this subordination agreement shall be null and void and of no force or effect. **Reciprocal Easement and Maintenance Agreement (2)**

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 hereinabove expressly set forth.

In construing this subordination agreement, and where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this agreement shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the undersigned has executed this agreement. If the undersigned is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

PREMIERWEST BANK

By-

Mario Callegari, Sr.VP

STATE OF OREGON, County of Klamath) ss.
This instrument was acknowledged before me on June 2010

by _____
This instrument was acknowledged before me on June 18 2010
by Mario Callegari
as Senior Vice President
of PREMIERWEST BANK

Kristi L. Redd
Notary Public for Oregon
My commission expires 11/16/2011



EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 2 of Land Partition No. 33-07 being a replat of Parcel 1 of Land Partition 53-06, located in the S1/2 of Section 9, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.