

SUBORDINATION AGREEMENT

2010-011213
Klamath County, Oregon



09/21/2010 11:28:43 AM

Fee: \$42.00

SPACE RESE
FOR
RECORDER

Wells Fargo Bank

To
SOFCU Community Credit Union

After recording, return to (Name, Address, Zip):
Wells Fargo-Final Docs X2599-024
405 SW 5th Street
Des Moines, IA 50309-4600

THIS AGREEMENT dated September 9, 2010
by and between SOFCU Community Credit Union
hereinafter called the first party, and Wells Fargo Bank, N.A.
hereinafter called the second party, WITNESSETH:
On or about (date) August 17, 2007, Scott A. Stuart and Marjorie A. Stuart
, being the owner of the following described property in Klamath County, Oregon, to-wit:

Lot 1, Block 17, Tract No. 1112, EIGHTH ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

executed and delivered to the first party a certain Trust Deed

(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 \$ 24,000.00, which lien was:

- ☒ Recorded on August 22, 2007 in the Records of Klamath County, Oregon, in book/reel/volume No. 2007 at page 014799 and/or as fee/file/instrument/microfilm/reception No. _____ (indicate which);
- ☐ Filed on _____, in the office of the _____ of _____ County, Oregon, where it bears fee/file/instrument/microfilm/reception No. _____ (indicate which);
- ☐ 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 _____ of _____ County, Oregon, where it bears fee/file/instrument/microfilm/reception No. _____ (indicate which).

(Delete any language not pertinent to this transaction)

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 loan the sum of \$ 221,200.00 to the present owner of the property, with interest thereon at a rate not exceeding 5.375 % per annum. This loan is to be secured by the present owner's Trust Deed

(State nature of lien to be given, whether mortgage, trust deed, contract, security agreement or otherwise)

(hereinafter called the second party's lien) upon the property and is to be repaid not more than thirty (30) ☐ days ☒ years (indicate which) from its date.

(OVER)

A2 amt



To induce the second party to make the loan 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.

NOW, THEREFORE, for value received, and for the purpose of inducing the second party to make the loan 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 N/A 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 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.

Lorene Haigler
 Lorene Haigler
 VP of Lending

STATE OF OREGON, County of Josephine) ss.

This instrument was acknowledged before me on _____

by _____

This instrument was acknowledged before me on Sept. 10, 2010

by Lorene Haigler

as VP of Lending

of SOREN Community Credit Union

Robyn M. Borrow
 Notary Public for Oregon

My commission expires 6-27-2011

