

WTC 91324

2011-011316

Klamath County, Oregon



00108466201100113160030036

8601746099

10/11/2011 03:19:08 PM

Fee: \$47.00

WHEN RECORDED MAIL TO:

GMAC Mortgage, LLC

1100 Virginia Drive

Ft. Washington, PA 19034

Attn: Latasha Cotton

JP Morgan Chase Bank

1111 Polaris Parkway

Columbus, OH 43240

Chicago Title

Servicelink Division

4000 Industrial Blvd

Alliquippa, PA 15001

2812697
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SUBORDINATION AGREEMENT

THIS AGREEMENT, made September 19, 2011, by **Mortgage Electronic Registration Systems, Inc.**, present owner and holder of the Note first hereinafter described and hereinafter referred to as "Beneficiary";

WITNESSETH:

THAT Patricia E. Henderson, ("Owner"), did execute a Deed of Trust dated 12/27/06, to **Pacific Northwest Company of Oregon, Inc.**, as trustee, covering:

SEE ATTACHED

To secure a Note in the sum of **\$30,000.00** dated 12/27/06 in favor of **Mortgage Electronic Registration Systems, Inc.**, which Deed of Trust was recorded on 1/25/07 as **Volume 2007-001313, Official Records**.

WHEREAS, Owner has executed, or is about to execute, a Deed of Trust and note in the sum of (not to exceed) **\$72,300.00** dated 9/29/11 in favor of **JP Morgan Chase Bank, N.A.**, hereinafter referred to as "Lender", payable with interest and upon the terms and conditions described therein, which Deed of Trust is to be recorded concurrently herewith;

WHEREAS, it is a condition precedent to obtaining said loan that said Deed of Trust last above mentioned shall unconditionally be and remain at all times a lien or charge upon the land hereinbefore described, prior and superior to the lien or charge of the Deed of Trust first above mentioned; and

WHEREAS, Lender is willing to make said loan provided the Deed of Trust securing the same is a lien or charge upon the above described property prior and superior to the lien or charge of the Deed of Trust first above mentioned and provided that Beneficiary will specifically and unconditionally subordinate the lien or charge of the Deed of Trust first above mentioned to the lien or charge of the Deed of Trust in favor of Lender; and

WHEREAS, it is to the mutual benefit of the parties hereto that Lender make such loan to Owner; and Beneficiary is willing that the Deed of Trust securing the same shall, when recorded, constitute a lien or charge upon said land, which is unconditionally prior and superior to the lien or charge of the Beneficiary's Deed of Trust first above mentioned.

(1) That said Deed of Trust securing said note in favor of Lender, shall unconditionally be and remain at all times a lien or charge on the property therein described, prior and superior to the lien or charge of the Beneficiary's Deed of Trust first above mentioned.

(2) That Lender would not make its loan above described without this Subordination Agreement.

(3) Nothing herein contained shall affect the validity or enforceability of Beneficiary's Deed of Trust except for the subordination as aforesaid.

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Beneficiary declares, agrees and acknowledges that

It intentionally and unconditionally waives, relinquishes and subordinates the lien or charge of the Deed of Trust first above mentioned in favor of the lien or charge upon said land of the Deed of Trust in favor of Lender above referred to and understands that in reliance upon, and in consideration of, this waiver, relinquishment and subordination, a specific loan is being made and, as part and parcel thereof, specific monetary and other obligations are being and will be entered into which would not be made or entered into but for said reliance upon this waiver, relinquishment and subordination.



Mortgage Electronic Registration Systems Inc.

By: [Signature]
Patricia Karpowicz
Title: Vice President
Attest: [Signature]
Marnessa Birckett
Title: Assistant Secretary

COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF MONTGOMERY : ss

On this 9/19/11, before me, Tamika Scott, the undersigned, a Notary Public in and for said County and State, personally appeared Marnessa Birckett, Assistant Secretary and Patricia Karpowicz, Vice President, 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 acknowledged 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
[Signature]
Notary Public

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Tamika Scott, Notary Public
Upper Dublin Twp., Montgomery County
My Commission Expires Nov. 27, 2014
Member, Pennsylvania Association of Notaries

17414

Order ID: 1191465

Loan No.: 0060706363

**EXHIBIT A
LEGAL DESCRIPTION**

THE CERTAIN REAL PROPERTY, WITH THE TENEMENTS, HEREDITAMENTS AND APPURTENANCES THEREUNTO BELONGING OR APPERTAINING, SITUATED IN THE COUNTY OF KLAMATH AND STATE OF OREGON, DESCRIBED AS FOLLOWS, TO-WIT:

LOT 4 IN BLOCK 48 OF HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

APN: 218133
