

WTC 93352

2012-007405

Klamath County, Oregon



00120814201200074050040043

07/06/2012 11:28:34 AM

Fee: \$52.00

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**Recording Requested By/Return To:**

Return To:  
First Title & Escrow 450  
7361 Calhoun Pl, STE 200  
Rockville, MD 20855

T-86403-12

**This Instrument Prepared by:**

First Title and Escrow  
30 W Gude Drive, Suite 450  
Rockville, MD 20850

**Subordination Agreement**

**THIS AGREEMENT** made this 23th day of May 2012, between Mortgage Electronic Registration Systems, Inc., as Nominee for BCK CAPITAL, INC, AN OREGON CORPORATION, now being serviced by Specialized Loan Service LLC and Flagstar Bank, FSB its successors and/or assigns.

WITNESSETH

WHERE AS Todd H. Kixmoeller executed a Deed of Trust/Mortgage recorded in Document # 2006 - 018403 securing Mortgage Electronic Registration Systems, Inc., as Nominee for BCK CAPITAL, INC, AN OREGON CORPORATION now being serviced by Specialized Loan Service LLC in the principal sum of \$ 18,000.00 and recorded as a lien against the property as described as 1500 Addison Street, Klamath Falls, Oregon 97601 and recorded among the Land Records of Klamath County, Oregon.

LEGAL DESCRIPTION OF SAID PROPERTY: SEE Legal Exhibit (A)

AND WHEREAS, it is the desire and intention of Mortgage Electronic Registration Systems, Inc., as Nominee for BCK CAPITAL, INC, AN OREGON CORPORATION, now being serviced by Specialized Loan Service LLC to subordinate the above described Deed of Trust/Mortgage recorded in Document # 2006 - 018403 to Flagstar Bank, FSB its successors and/or assigns as their interest may appear, to be recorded immediately prior hereto.

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FURTHER, it is the desire of Mortgage Electronic Registration Systems, Inc., as Nominee for BCK CAPITAL, INC., AN OREGON CORPORATION now being serviced by Specialized Loan Service LLC to subordinate to Flagstar Bank, FSB with the new principal balance not to exceed the loan amount upto \$ 134,900.00 dollars.

NOW, THIS AGREEMENT WITNESSETH: That the parties hereto, intending to be legally bound hereby, in consideration of the premises and of the advantages to be derived from these presents, and in consideration of the sum of One Dollar (\$1.00) lawful money of the United States of America each to the other will and truly paid at and before the sealing and delivery of these presents, receipt whereof is hereby acknowledged, agree with each other that the said Deed of Trust/Mortgage first above recited, given and executed by the approved.

THIS AGREEMENT shall be binding upon the parties hereto, their respective heirs, successors, executors, administrators and assigns.

IN WITNESS WHEREOF, the parties hereto have caused these presents to be duly executed the 14 day of JUNE, 2012.

Mortgage Electronic Registration Systems, Inc.,  
as Nominee for BCK CAPITAL, INC., AN OREGON CORPORATION  
now being serviced by Specialized Loan Service LLC

[Signature]  
By: DAWN B JOHNSON  
Title: ASSISTANT SECRETARY

Witness:

[Signature]  
by LISA CARSTENSEN

Witness:

[Signature]  
by Kristen Gillespie

State of COLORADO  
County of DOUGLAS

On this the 14 day of JUNE, 2012 before me, the undersigned officer, personally appeared DAWN B JOHNSON

who acknowledged himself/herself to be the authorized person of Specialized Loan Service LLC

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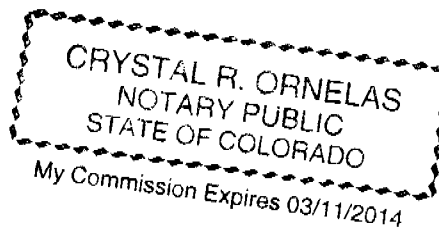
and that he/she as such officer being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as ASSISTANT SECRETARY.

In Witness whereof, I have hereunto set my hand and official seal.

Crystal R. Ornelas

Notary Public

My commission expires: 3-11-14



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL 1**

The Westerly 78.0 feet of Lot 1 in Block 34 of HILLSIDE 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.

**PARCEL 2**

The Northerly 7.5 feet of the Westerly 78.0 feet of Lot 2 in Block 34 of HILLSIDE 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. (PLA-20-06)