

2012-013339

Klamath County, Oregon

12/03/2012 09:45:14 AM

Fee: \$52.00

mtc 94635

This instrument was prepared by:
Green Tree Servicing LLC

When recorded mail to:

LSI-OS Recording

Kay McClure

5039 Dudley Blvd

McClellan, CA 95652

(800) 964-3524

14712710

SUBORDINATION OF DEED OF TRUST

Acct# 68041510

08-14712710

001123198955

MERS Phone 1-888-679-6377

MIN# 100039046788314280

Subordination Agreement is null and void if: Not recorded within 90 days of acknowledgment date, corrections or changes are made or provisions defined herein are not met.

WHEREAS, Mortgage Electronic Registration Systems, Inc. ("MERS"), which is acting solely as nominee for the Lender, Pacific Northwest Company of Oregon, INC, and whose address is P.O. Box 2026, Flint, MI 48501-2026, and holder of a Deed of Trust in the amount of \$30,600.00 dated September 7, 2006 and recorded October 18, 2006, as Instrument No. 2006020904, Book n/a, Page n/a, hereinafter referred to as "Existing Deed of Trust", on the following described property,

Property Description:

A PARCEL OF LAND SITUATED IN THE STATE OF OREGON, COUNTY OF KLAMATH, WITH A STREET LOCATION ADDRESS OF 3426 HILYARD AVE; KLAMATH FALLS, OR 97603-6649 CURRENTLY OWNED BY RUSSELL EUGENE SMITH HAVING A TAX IDENTIFICATION NUMBER OF 00R541140 AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED IN BOOK/PAGE OR DOCUMENT NUMBER 5-32354 DATED 5/3/2005 AND FURTHER DESCRIBED AS ALTAMONT ACRES BLOCK 5 LOT 1 / 2 POR.

Property Address: 3426 Hilyard Avenue Klamath Falls, Oregon 97603

WHEREAS, Green Tree Servicing LLC is the investor, hereinafter referred to as "Investor," for the note that is secured by the Existing Deed of Trust;

WHEREAS, Russell Eugene Smith, An unmarried man, as owner(s) (the "Owners") of said property desire to refinance the first lien on said property;

MERS Subordination - DOT

52Amt

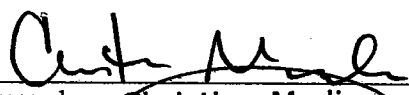
WHEREAS, it is necessary that the new lien to Bank of America N.A., its successors and/or assigns, which secures a note in the amount not to exceed Sixty Four Thousand Eight HundredThirtyFive Dollars and 00/100 (\$64,835.00), hereinafter referred to as "New Deed of Trust", be a first lien on the premises in question,

WHEREAS, MERS and the Investor are willing to subordinate the lien of the Existing Deed of Trust to the lien of the New Deed of Trust with the condition that there are no funds from the closing disbursed to the Owners;


NOW THEREFORE, in consideration of the promises and other good and valuable consideration, the receipt of which is hereby acknowledged, MERS and the Investor hereby subordinate the lien of the Existing Deed of Trust to the Lien of the New Deed of Trust conditioned upon the above-referenced provisions, so that the New Deed of Trust will be prior and superior in all respects and with regard to all funds advanced thereunder to the lien of the Existing Deed of Trust.

Mortgage Electronic Registration Systems, Inc.


Robin D. Bryant, Assistant Secretary


Witness 1

Christian Medina

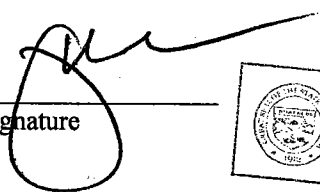

Witness 2

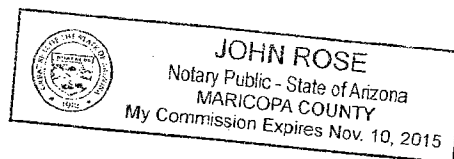
Maria Ramirez

State of Arizona}
County of Maricopa} ss.

On the 17th day of August in the year 2012 before me, the undersigned, personally appeared
Robin D. Bryant

, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(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 capacity(ies), that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual made such appearance before the undersigned in the City of Tempe, State of Arizona.


Notary Signature



Green Tree Servicing LLC


Stephanie Rodgers, Assistant Vice President

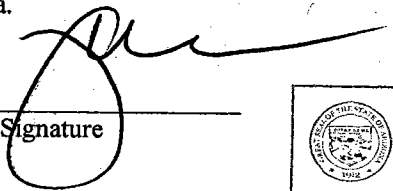

Witness 1 Christian Medina


Witness 2 Maria Ramirez

State of Arizona}
County of Maricopa} ss.

On the 17th day of August in the year 2012 before me, the undersigned, personally appeared

Stephanie Rodgers, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(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 capacity(ies), that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual made such appearance before the undersigned in the City of Tempe, State of Arizona.


Notary Signature

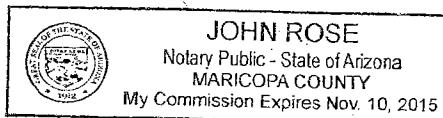


EXHIBIT "A"
LEGAL DESCRIPTION

That part of Lots 1 and 2, Block 5, ALTAMONT ACRES, described as follows, to wit:

Beginning at a point on the North line of Lot 1, Block 5, ALTAMONT ACRES, 85 feet West of the Northeast corner of said Lot; thence Westerly along the North line of said Lot 1, a distance of 85 feet, more or less, to the Northwest corner of tract conveyed by C.L. Campbell, et ux, to Albert E. Roome, et ux, by deed recorded June 12, 1926 in Deed Book 71 at page 635; thence South along the Easterly line of said Roome tract to its intersection with the Easterly line of tract conveyed by C.L. Campbell, et ux, to H.W. Greene, et ux, by deed recorded August 13, 1926, in Deed Book 73 at page 220; thence Southerly along the Easterly line of said Greene Tract to the South line of Lot 2, Block 5, ALTAMONT ACRES; thence East along the South line of said Lot 2, Block 5, ALTAMONT ACRES, to the Southeast corner of tract conveyed by C.L. Campbell, et ux, to Albert E. Roome, et ux, recorded June 12, 1926, in Deed Book 71 at page 635; thence North along the West line of said Roome tract to the point of beginning.

SAVE AND EXCEPT THEREFROM the North 10 feet as conveyed to the County of Klamath in instrument recorded October 3, 2001 in Volume M01, page 50537, Microfilm Records of Klamath County, Oregon.