

2013-000474

Klamath County, Oregon

01/14/2013 10:04:48 AM

Fee: \$62.00

**WHEN RECORDED RETURN TO:**

**STERLING SAVINGS BANK dba  
STERLING BANK  
PO BOX 2224  
ATTN: LOAN SUPPORT  
SPOKANE, WA 99210**

**LOAN: 700958389**

57083899-1646370

**SUBORDINATION AGREEMENT**

1. **STERLING SAVINGS BANK dba STERLING BANK** referred to herein as "subordinator", is the owner and holder of a deed of trust dated **January 30, 2006** which is recorded on **January 31, 2006** in the amount of **\$37,076.44** under auditor's file No **M06-01987**, records of **Klamath County**.
2. JPMorgan Chase Bank, N.A. referred to herein as "lender" is the owner and holder of the deed of trust dated 12/13/12, in the amount of \$ 94,069.00, executed by Leo Z. Baca and Alverna Baca under auditor's file No. \_\_\_\_\_, records of \_\_\_\_\_ County (which is to be recorded concurrently herewith). **2013-000101**
3. **Leo Z Baca Jr and Alverna Baca**, referred to herein as "owner," is the owner of all the real property described in the deed of trust identified above in Paragraph 2.
4. In consideration of benefits to "subordinator" from "owner", receipt and sufficiency of which is hereby acknowledged, and to induce "lender" to advance funds under its deed of trust and all agreements in connection therewith, the "subordinator" does hereby unconditionally subordinate the lien of the deed of trust identified in Paragraph 1 above to the lien of "lender's" deed of trust identified in Paragraph 2 above, and all advances or charges made or accruing hereunder, including any extension or renewal thereof.
5. "Subordinator" acknowledges that, prior to the execution hereof, he has had the opportunity to examine the terms of "lender's" deed of trust, note and agreements relating thereto, consents to and approves same, and recognizes that "lender" has no obligation to "subordinator" to advance any funds under its deed of trust or see to the application of "lender's" deed of trust funds, and any application or use of such funds for purposes other than those provided for in such deed of trust, note or agreements shall not defeat the subordination herein made in whole or in part.
6. It is understood by the parties hereto that "lender" would not make the loan secured by the deed of trust in Paragraph 2 without this agreement.
7. This agreement shall be the whole and only agreement between the parties hereto with regard to the subordination of the lien or charge of the deed of trust first above mentioned to the lien or charge of the mortgage in favor of "lender" above referred and shall supersede and cancel any prior agreements as to such, or any, subordination including, but not limited to, those provisions, if any, contained in the deed of trust first above mentioned, which provide for the subordination of the lien or charge thereof to a deed of trust or deeds of trust to be thereafter executed.
8. The heirs, administrators, assigns and successors in interest of the "subordinator" shall be bound by this agreement.

NOTICE: THIS SUBORDINATION AGREEMENT CONTAINS A PROVISION WHICH ALLOWS THE PERSON OBLIGATED ON YOUR REAL PROPERTY SECURITY TO OBTAIN A LOAN A PORTION OF WHICH MAY BE EXPENDED FOR OTHER PURPOSES THAN IMPROVEMENT OF THE LAND. IT IS RECOMMENDED THAT; PRIOR TO THE EXECUTION OF THIS SUBORDINATION AGREEMENT, THAT PARTIES CONSULT WITH THEIR ATTORNEYS WITH RESPECT THERETO.

Executed: **November 21, 2012**

**STERLING SAVINGS BANK dba STERLING BANK**

  
Mariko Morgan, Lending Production Specialist

\_\_\_\_\_  
Leo Z Baca Jr

\_\_\_\_\_  
Alverna Baca

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2. \_\_\_\_\_ referred to herein as "lender" is the owner and holder of the deed of trust dated \_\_\_\_\_, in the amount of \$ \_\_\_\_\_, executed by \_\_\_\_\_ under auditor's file No. \_\_\_\_\_, records of \_\_\_\_\_ County (which is to be recorded concurrently herewith).

3. **Leo Z Baca Jr and Alverna Baca**, referred to herein as "owner," is the owner of all the real property described in the deed of trust identified above in Paragraph 2.

4. In consideration of benefits to "subordinator" from "owner", receipt and sufficiency of which is hereby acknowledged, and to induce "lender" to advance funds under its deed of trust and all agreements in connection therewith, the "subordinator" does hereby unconditionally subordinate the lien of the deed of trust identified in Paragraph 1 above to the lien of "lender's" deed of trust identified in Paragraph 2 above, and all advances or charges made or accruing hereunder, including any extension or renewal thereof.

5. "Subordinator" acknowledges that, prior to the execution hereof, he has had the opportunity to examine the terms of "lender's" deed of trust, note and agreements relating thereto, consents to and approves same, and recognizes that "lender" has no obligation to "subordinator" to advance any funds under its deed of trust or see to the application of "lender's" deed of trust funds, and any application or use of such funds for purposes other than those provided for in such deed of trust, note or agreements shall not defeat the subordination herein made in whole or in part.

6. It is understood by the parties hereto that "lender" would not make the loan secured by the deed of trust in Paragraph 2 without this agreement.

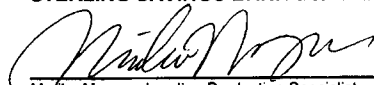
7. This agreement shall be the whole and only agreement between the parties hereto with regard to the subordination of the lien or charge of the deed of trust first above mentioned to the lien or charge of the mortgage in favor of "lender" above referred and shall supersede and cancel any prior agreements as to such, or any, subordination including, but not limited to, those provisions, if any, contained in the deed of trust first above mentioned, which provide for the subordination of the lien or charge thereof to a deed of trust or deeds of trust to be thereafter executed.


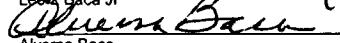
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Executed: **November 21, 2012**

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Marko Morgan, Lending Production Specialist


  
Leo Z Baca Jr  
  
Alverna Baca

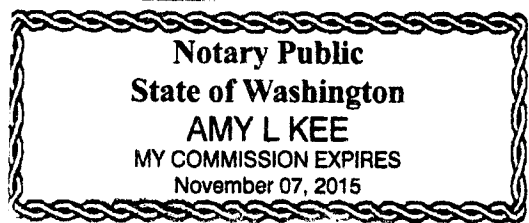
**ACKNOWLEDGMENT – Corporate**

STATE OF WASHINGTON  
COUNTY OF SPOKANE

On **November 21, 2012**, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Mariko Morgan known to me to be the Lending Production Specialist of Sterling Savings Bank dba Sterling Bank, the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that **he/she** is authorized to execute the said instrument

Witness my hand and official seal hereto affixed the day and year first above written

  
\_\_\_\_\_  
Notary Public in and for the State of  
Washington, residing at Spokane Co.  
My appointment expires Nov. 7, 2015



**ACKNOWLEDGMENT – Individual**

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

On this day personally appeared before me \_\_\_\_\_,  
\_\_\_\_\_, to me known  
to be the individual(s) described in and who executed the within and foregoing instrument, and  
acknowledged that **he/she** signed the same as **his/her** free and voluntary act and deed, for the  
uses and purposes therein mentioned.

GIVEN under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

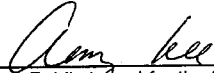
\_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_,  
residing at \_\_\_\_\_  
My appointment expires \_\_\_\_\_

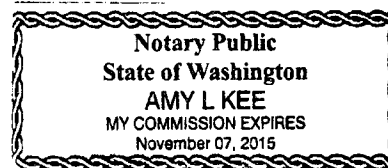
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Witness my hand and official seal hereto affixed the day and year first above written

  
Notary Public in and for the State of  
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My appointment expires Nov. 7, 2015

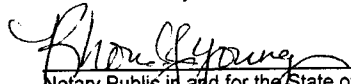


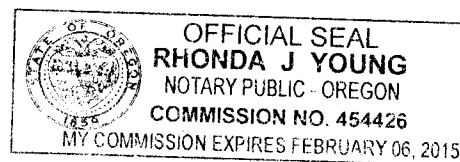
**ACKNOWLEDGMENT – Individual**

STATE OF OREGON  
COUNTY OF KLAMATH

On this day personally appeared before me LEO A BACA JR AND ALVERNA BACA, to me known  
to be the individual(s) described in and who executed the within and foregoing instrument, and  
acknowledged that **he/she** signed the same as **his/her** free and voluntary act and deed, for the  
uses and purposes therein mentioned.

GIVEN under my hand and official seal this 13 day of DEC, 2012

  
Notary Public in and for the State of OREGON  
residing at KLAMATH FALLS OREGON  
My appointment expires 2-6-15



**Title No TI-57083899**

**LEGAL DESCRIPTION**

**EXHIBIT "A"**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF KLAMATH, STATE OF Oregon, AND IS DESCRIBED AS FOLLOWS:

THE SOUTHERLY 1/2 OF LOTS 1 AND 2, ALL OF LOT 3 IN BLOCK 10, NORTH KLAMATH FALLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Parcel ID: R184507

Commonly known as 2320 BIEHN ST, Klamath Falls, OR 97601  
However, by showing this address no additional coverage is provided