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Brandon, FL 33510

Prepared By: Janielle D Gooden

**2013-002151**  
**Klamath County, Oregon**  
02/26/2013 02:37:32 PM  
Fee: \$52.00

**CROSS REFERENCES:**  
Security Instrument at  
Deed Book \_\_\_\_\_, Page \_\_\_\_\_  
**TruHome Solutions, LLC**  
Security Instrument at  
Deed Book \_\_\_\_\_, Page \_\_\_\_\_

## **SUBORDINATION AGREEMENT**

WHEREAS the undersigned **Beneficial Oregon, Inc.** (the "Original Lender") is the holder of a certain **Deed of Trust** (the "Security Instrument") executed by **Vernice E. Swann**, dated **March 28, 2006**, to secure a note to Original Lender in the amount of **\$30,946.27**, said instrument encumbering certain property located at **5845 Ferndale Place, City of Klamath Falls, Klamath County, Oregon** ("the Property"), and being more particularly described on "Exhibit A" attached hereto; and

WHEREAS the Original Lender Security Instrument was recorded by the [Clerk of Superior Court, Klamath County, Oregon], on **March 31, 2006**, in **Volume M06-06211**; and

WHEREAS the Property is also encumbered by that certain Security Instrument held by **TruHome Solutions, LLC** and its successors and assigns (the "TruHome Solutions, LLC Security Instrument"), executed by **Vernice E. Swann**, dated **February 21, 2013**, to secure a note to **TruHome Solutions, LLC** in the amount not to exceed **\$121,540.00**, said instrument also encumbering the Property; and

WHEREAS the **TruHome Solutions, LLC** Security Instrument was recorded by the [Clerk of Superior Court, Klamath County, Oregon], on **2013-022149**, in **Volume \_\_\_\_\_**, **Page \_\_\_\_\_**; and

WHEREAS Original Lender and **TruHome Solutions, LLC** desire to establish **TruHome Solutions, LLC**'s position as first priority lienholder on the Property, with full security interest, and the undersigned agrees that the Original Lender Security Instrument is, shall be, and is hereby made, subject and subordinate to the **TruHome Solutions, LLC** Security  
*574MT*

Instrument, but, shall not be subordinate to any future advances taken under the **TruHome Solutions, LLC** Security Instrument, except those corporate advances expressly permitted in the **TruHome Solutions, LLC** Security Instrument;

THEREFORE, in consideration of Ten Dollars (\$10.00) in hand paid to the undersigned, the undersigned hereby subordinates all right, title, and interest of the undersigned under the Original Lender Security Instrument to the right, title, and interest of **TruHome Solutions, LLC** under the **TruHome Solutions, LLC** Security Instrument, but, shall not be subordinate to any future advances taken under the **TruHome Solutions, LLC** Security Instrument, except those corporate advances expressly permitted in the **TruHome Solutions, LLC** Security Instrument. This subordination agreement shall be binding upon the successors and assigns of the undersigned and shall operate to the benefit of the holder of the **TruHome Solutions, LLC** Security Deed and the successors and assigns thereof and of any purchaser at any foreclosure sale thereunder and shall apply with like force and effect to any renewal thereof.

WITNESS the hand and seal of the undersigned, this 18<sup>th</sup> day of February, 2013.

**Beneficial Oregon, Inc.**



By: Janielle Gooden  
Its: Vice President Administrative Services Division

Signed, sealed and delivered  
in the presence of



By: JeNeal Jones  
Its: Assistant Secretary Administrative Services Division



(Continued)

State of Illinois  
County of Du Page

I, Thomas D Thomas, a Notary Public in and for the State of Illinois and County of Du Page, do hereby certify that Janielle Gooden and JeNean Jones personally appeared before me this day and acknowledged that they are the Vice President and Assistant Secretary of **Beneficial Oregon, Inc.**, a Corporation, and that they are Vice President and Assistant Secretary, being authorized to do so, executed the foregoing on behalf of the Corporation.

Witness my hand and notarial seal, this the 18<sup>th</sup> day of February, 2013.

Thomas D. Thomas

OPTIONAL SEAL  
THOMAS D THOMAS  
NOTARY PUBLIC - STATE OF ILLINOIS  
MY COMMISSION EXPIRES:06/10/13

**EXHIBIT "A"**

ALL THAT TRACT or parcel of land, together with all  
improvements thereon, .....

Lot 41 in Block 4 of TRACT 1299 SECOND ADDITION TO FERNDALE, according to the  
official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Unofficial  
Copy