

AMERITITLE

MT 98107

Recording Requested By/Return To:

Wells Fargo Bank, N.A.
P. O. Box 31557
MAC B6955-013
Billings, MT 59107-9900

This Instrument Prepared by:

Wells Fargo Bank, N.A.
MAC P6051-019
P. O. Box 4149
Portland, OR 97208-4149
1-800-945-3056

2013-009555

Klamath County, Oregon

08/20/2013 03:04:49 PM

Fee: \$57.00

[Space Above This Line for Recording Data]

Account Number: XXX-XXX-XXX5978-1998

Reference Number 285004341322514

**SUBORDINATION AGREEMENT FOR
SHORT FORM LINE OF CREDIT DEED OF TRUST (WITH FUTURE ADVANCE CLAUSE)**

Effective Date: 6/13/2013

Owner(s): ~~JEFFREY~~ K HAMMERS
MAUREEN HAMMERS

Mailing Address: PO BOX 232, MERRILL, OR 97633-0232

Current Lien Amount: \$ 17,400.00

Senior Lender: Citibank, N. A.

101 North Phillips Avenue, Sioux Falls, SD 57104

Subordinating Lender: Wells Fargo Bank, N.A.

101 North Phillips Avenue, Sioux Falls, SD 57104

If Wells Fargo Bank, N.A. is subordinating to Wells Fargo Bank, N.A., this document is notice that the lien securing the loan or line of credit serviced by the Wells Fargo Bank Home Equity Group is subordinated to the first lien loan being originated or modified by the Wells Fargo Home Mortgage Group

Trustee: WELLS FARGO FINANCIAL NATIONAL BANK

Property Address: 2654 WASHINGTON AVE, MALIN, OR 97632

57.00 amt

THIS AGREEMENT (the "Agreement"), effective as of the Effective Date above, is made by and among the Subordinating Lender, Owners and the Senior Lender named above.

~~JEFFREY~~ K. HAMMERS AND MAUREEN HAMMERS, AS TENANTS BY THE ENTIRETY
JEFFREY

(individually and collectively the "Owner") own the real property located at the above Property Address (the "Property").

The Subordinating Lender and the Trustee, if applicable, has an interest in the Property by virtue of a
SHORT FORM LINE OF CREDIT DEED OF TRUST (WITH FUTURE ADVANCE CLAUSE)
(the "Existing Security Instrument") given by the Owner, covering that

Real Property description more particularly described in the attachment titled "Exhibit A"

which document is dated the 7th day of June, 2007, which was filed in Document ID#
2007-010565 at page N/A (or as No. N/A) of the Official Records
in the Office of the Recorder of the County of Klamath, State of Oregon. The Existing
Security Instrument secures repayment of a debt evidenced by a note or a line of credit agreement extended to
~~JEFFREY~~ K. HAMMERS and MAUREEN HAMMERS *JEFFREY
(individually and collectively "Borrower") by the Subordinating Lender.

☒ The Senior Lender has agreed to make a new loan or amend an existing loan in the original principal
amount NOT to exceed \$143,540.00 (the "New Loan or Amended Loan"), provided that the New Loan or
Amended Loan is secured by a first lien mortgage on the Property (the "New Security Instrument") in favor
of the Senior Lender. If the New Loan or Amended Loan exceeds this amount, the Subordination
Agreement is VOID.

The Subordinating Lender is willing to subordinate the lien of the Existing Security Instrument to the lien
of the New Security Instrument under the terms set forth in this Agreement.

☐ The Senior Lender has an existing loan in the original principal amount of \$ N/A (the "Senior
Loan") to the Borrower, which was intended to be secured by a first lien mortgage on the Property. The
Senior Loan is secured by a Deed of Trust, executed by Borrower, as trustor, in favor of
N/A
as trustee for the benefit of N/A
N/A
as beneficiary and recorded on N/A in N/A N/A at
page N/A (or as No. N/A) of the Official Records in the Office of the Recorder
of the County of N/A, State of Oregon (the "Senior Security Instrument").
Through an inadvertent error, the Junior Security Instrument was recorded prior to the Senior Security
Instrument.

The Subordinating Lender is willing to subordinate the lien of the Existing Security Instrument to the lien
of the Senior Lender's Security Instrument under the terms set forth in this Agreement.

NOW, THEREFORE, for and in consideration of the above recitals, the covenants herein contained, and for good
and valuable consideration, the receipt of which is hereby acknowledged, the parties agree as follows:

A. Agreement to Subordinate

☒ Subordinating Lender hereby subordinates the lien of the Existing Security Instrument, and all of its
modifications, extensions and renewals, to the lien of the New Security Instrument. This Agreement is
effective as to any sum whose repayment is presently secured or which may in the future be secured by the
Existing Security Instrument.

☐ N/A Subordinating Lender hereby subordinates the lien of the Existing Security Instrument, and all of its modifications, extensions and renewals, to the lien of the Senior Lender's Security Instrument. This Agreement is effective as to any sum whose repayment is presently secured or which may in the future be secured by the Existing Security Instrument.

B. General Terms and Conditions

Binding Effect – This Agreement shall be binding upon and inure to the benefit of the respective heirs, legal representatives, successors and assigns of the parties hereto and all of those holding title under any of them.

Nonwaiver

☒ This Agreement may not be changed or terminated orally. No indulgence, waiver, election or non-election by New Lender or the trustee(s) under the New Security Instrument or related documents shall affect this Agreement.

☐ N/A This Agreement may not be changed or terminated orally. No indulgence, waiver, election or non-election by Senior Lender or the trustee(s) under the Existing Security Instrument or related documents shall affect this Agreement.

Severability – The invalidity or unenforceability of any portion of this Agreement shall not affect the remaining provisions and portions of this Agreement.

C. Appointment of Substitute Trustee *If Applicable*

The Existing Security Instrument names N/A, as Trustee and the Subordinating Lender as Beneficiary. The Existing Security Instrument provides that the Subordinating Lender may designate and appoint a substitute Trustee in place of any other trustee by an instrument recorded among the appropriate land records.

The Subordinating Lender hereby removes N/A as Trustee and designates and appoints N/A as substitute Trustee with the same powers and duties as were originally vested in the Original Trustee under the Existing Security Instrument.

D. Signatures and Acknowledgements

The Subordinating Lender, through its authorized officer, and the Trustee if applicable, individually or through its authorized officer or other representative, have each set their hand and seal as of the Effective Date above unless otherwise indicated.

(ACKNOWLEDGEMENT PAGE FOLLOWS)

SUBORDINATING LENDER:

Wells Fargo Bank, N.A.

By _____
(Signature)

06/13/2013
Date

Nancy Irene Miskell
(Printed Name)

Vice President Loan Documentation
(Title)

FOR NOTARIZATION OF LENDER PERSONNEL

STATE OF Oregon }
COUNTY OF Multnomah } ss.

The foregoing Subordination Agreement was acknowledged before me, a notary public or other official qualified to administer oaths this 13th day of June, 2013, by Nancy Irene Miskell as Vice President Loan Documentation of Wells Fargo Bank, N.A., on behalf of said Subordinating Lender pursuant to authority granted by its Board of Directors. S/he is personally known to me or has produced satisfactory proof of his/her identity.

Mariah Genevieve Welka (Notary Public)

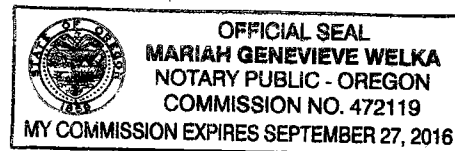


EXHIBIT A

Lot 2 of Tract 1011, KALINA ADDITION to the City of Malin, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel No.: 4112-015BC-00200-000