

2014-011414

Klamath County, Oregon

10/30/2014 01:09:51 PM

Fee: \$52.00

**RECORDING COVER SHEET (Please Print or Type)**

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

THIS SPACE RESERVED FOR USE BY  
THE COUNTY RECORDING OFFICE

WHEN RECORDED, RETURN TO:  
FIRST AMERICAN TITLE INSURANCE CO.  
1100 SUPERIOR AVENUE, SUITE 200  
CLEVELAND, OHIO 44114  
NATIONAL RECORDING

84/6360  
1) **TITLE(S) OF THE TRANSACTION(S)** ORS 205.234(a)  
Subordination Agreement

2) **DIRECT PARTY / GRANTOR(S)** ORS 205.125(1)(b) and 205.160  
Donald Edward Garrison

Wells Fargo Bank NA

3) **INDIRECT PARTY / GRANTEE(S)** ORS 205.125(1)(a) and 205.160  
~~Wells Fargo Bank NA~~  
Green Tree Servicing, LLC

4) **TRUE AND ACTUAL CONSIDERATION**  
ORS 93.030(5) – Amount in dollars or other  
\$ 0.00 ☐ Other

5) **SEND TAX STATEMENTS TO:**  
Donald Edward Garrison  
2455 RECLAMATION AVE  
Klamath Falls, OR 97601

6) **SATISFACTION of ORDER or WARRANT**  
ORS 205.125(1)(e)  
CHECK ONE: ☐ FULL  
(If applicable) ☐ PARTIAL

7) **The amount of the monetary obligation imposed by the order or warrant.** ORS 205.125(1)(c)  
\$

8) **If this instrument is being Re-Recorded, complete the following statement, in accordance with ORS 205.244: "RERECORDED TO CORRECT** \_\_\_\_\_ **PREVIOUSLY RECORDED IN** \_\_\_\_\_ **BOOK** \_\_\_\_\_ **AND PAGE** \_\_\_\_\_ **, OR AS FEE NUMBER** \_\_\_\_\_ **."**

8416360

## SUBORDINATION AGREEMENT

This agreement made this 8th day of September, 2014, between Wells Fargo Bank, N.A., successor by merger to Wells Fargo Financial Bank, formerly known as Dial Bank, (hereinafter referred to as subordinating creditor), whose address is 3201 North 4th Avenue, Sioux Falls, SD 57104, and Green Tree Servicing, LLC (hereinafter referred to as favored creditor), whose address is 345 St. Peters St., 1400 Landmark Towers, St. Paul, MN 55102, witnesseth:

\* That in consideration of subordinating creditor entering into this subordination agreement, favored creditor agrees to lend not to exceed \$62,300.00 in accordance with that certain agreement between favored creditor and Donald Edward Garrison (debtor), whose address is 2455 Reclamation Ave., Klamath Falls, OR 97601.

*\* Recording Deed of Trust concurrently herewith*

In consideration of favored creditor making aforesaid loan to debtor, subordinating creditor agrees that the mortgage/deed of trust (hereafter "mortgage") executed in its favor by debtor on March 21, 2006, and recorded in the mortgage records of Klamath County, State of Oregon as Book N/A, Page N/A, Instrument No. M06-05710, be subject, inferior, junior, secondary and subordinate to a mortgage which is executed by debtor in favor of favored creditor as security for the aforesaid loan, and that said mortgage and debt in favor of favored creditor shall have priority over said mortgage and debt in favor of subordinating creditor, with respect to the property legally described in the mortgage executed in favor of subordinating creditor described above.

Provided, however, that this agreement to subordinate shall not extend to any advances made by favored creditor after the date of the loan described above (except that this subordination agreement shall extend to any future advances made for taxes and insurance to protect favored creditor's interest), and provided, however, that this Agreement is based upon favored creditor's representation that subordinating the creditor will not be reduced to less than a second mortgage position by virtue of executing this Agreement.

WITNESS WHEREOF, the parties have executed this Assignment the 8th day of September, 2014.

WELLS FARGO BANK, N.A.  
Subordinating Creditor

By: Angela Riedel  
Its: Title Officer

State of South Dakota

County of Minnehaha

The foregoing instrument was acknowledged before me this 9-8-2014 by Angela Riedel, Title Officer of Wells Fargo Bank, N.A., a national association, on behalf of the national association.



Michelle A Eggers  
Notary Public

My Commission Expires: September 18, 2018

Recording requested by:  
Wells Fargo Bank, N.A.

When recorded mail to:  
Wells Fargo Bank, N.A.  
PO Box 5943  
Sioux Falls, SD 57117-5943

ALTA Commitment  
ALTA Short Form Expanded Coverage Residential Loan Policy

ORDER NO: 8416360n  
FILE NO: 8416360n  
CUSTOMER REF: 000639328277

### LEGAL DESCRIPTION

The land referred to in this policy is situated in the STATE OF **Oregon**, COUNTY OF **KLAMATH**, and described as follows:

LOT 725, BLOCK 129, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, IN THE COUNTY OF KLAMATH, STATE OF OREGON.

APN: R614927

Commonly known as: 2455 RECLAMATION AVE, KLAMATH FALLS, OR 97601

 GARRISON  
49315735

OR

FIRST AMERICAN ELS  
SUBORDINATION AGREEMENT

