

18 2432762-LW

After Recording Return To:
Oregon Affordable Housing Assistance Corp.
Oregon Homeownership Stabilization Initiative
725 Summer Street NE, Suite B
Salem, OR 97301-1266

Space above this line used for recorders use

SUBORDINATION AGREEMENT

THIS SUBORDINATION AGREEMENT ("Agreement") is made and entered into this 8th day of July 2015, by and between **OREGON AFFORDABLE HOUSING ASSISTANCE CORPORATION** with an address of 725 Summer Street NE, Suite B, Salem OR 97301-1266, hereinafter called the "First Party" and Axia Financial LLC., with an address of 1120 112th Ave NE #600, Bellevue, WA 98004 hereinafter called the "Second Party".

WITNESSETH:

On or about February 17, 2013, Daniel J. Padgett and Wanda L. Kappel, being the owner (referred to hereinafter as the "Owner" or "Borrower") of property located in Klamath County, Oregon and described on Exhibit A hereto (the "Premises"), executed and delivered to the First Party a certain SUBORDINATE MORTGAGE (herein called the "First Party Lien") on the Premises, to secure the sum of \$30,000.00, which lien was recorded on March 8, 2013, in the Records of Klamath County, Oregon as Document No. 2013-002551.

The First Party is the legal and beneficial owner of the First Party Lien and the debt secured thereby which is evidenced by one or more promissory notes made by the Borrower in favor of the First Party.

Borrower wishes to obtain a loan from Second Party for the purposes of refinancing Borrower's current first mortgage loan on the Premises securing an estimated unpaid principal balance of \$108,912.33, in favor of "MERS" is Mortgage Electronic Registration Systems, Inc., acting solely as a nominee for Gateway Business Bank DBA Mission Hills Mortgage Bankers, an Oregon corporation, recorded on December 1, 2009, in the Records of Klamath County, Oregon, as Document No. 2009-015223 which lien and the underlying debt shall be terminated upon such refinancing.

The First Party and the Second Party agree that the principal amount of such refinancing shall not exceed \$116,229.00, with interest thereon at a rate not exceeding 4.250% per annum, and a maturity date of 30 Years or 360 Months, and shall be secured by a certain

(State nature of lien to be given, whether mortgage, trust deed, contract, or otherwise)

(Herein called the "Second Party Lien") on the Premises, recorded on July 31, 2015, in the Records of Klamath County, Oregon, as Document No. 2015-8578.

F.
52.00

To induce the Second Party to make the loan last mentioned, the First Party has agreed and consented to subordinate First Party's Lien to the Second Party's Lien.

NOW, THEREFORE, for value received, and for the purpose of inducing the Second Party to make the loan aforesaid the First Party hereby agrees that the First Party's Lien is and shall be expressly subordinate and junior to the Second Party's Lien.

It is expressly understood and agreed that nothing herein contained shall be construed to change, alter or impair the First Party's Lien, except as herein above expressly set forth.

In construing this Agreement, and where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this agreement shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the undersigned have executed this Agreement. If the undersigned is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

OREGON AFFORDABLE HOUSING ASSISTANCE CORPORATION

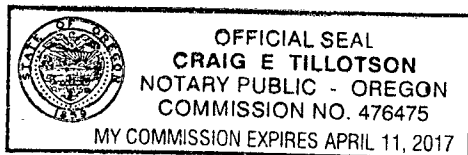
Betty Merrill
BETTY MERRILL, AUTHORIZED SIGNER

STATE OF OREGON

COUNTY OF Marion

This instrument was acknowledged before me this 21st day of July, 2015, by BETTY MERRILL, AS AUTHORIZED SIGNER of OREGON AFFORDABLE HOUSING ASSISTANCE CORPORATION.

Craig E. Tillotson
Notary Public - State of Oregon



Loan Number: MPAU04971-3594

Property Address: 8813 CEDAR WAY, KLAMATH FALLS, OREGON 97601

EXHIBIT "A"
LEGAL DESCRIPTION

**LOT 7, BLOCK 22, TRACT NO. 1005, FOURTH ADDITION TO KLAMATH RIVER ACRES,
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF
KLAMATH COUNTY, OREGON.**