

2016-005083

Klamath County, Oregon

05/16/2016 09:10:29 AM

Fee: \$52.00

RETURN TO: 761133
Mortgage Connect, LP
260 Airside Drive
Moon Township, PA 15108
(866) 789-1814

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Space above this line used for recorders use

SUBORDINATION AGREEMENT

THIS SUBORDINATION AGREEMENT ("Agreement") is made and entered into this 14th day of April 2016, 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 Bank of America, N.A., with an address of 6400 Legacy Dr., Plano, TX 75024 hereinafter called the "Second Party".

WITNESSETH:

On or about March 21, 2012, Oleavia Hammond and Thomas Ray Hammond, 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 \$20,000.00, which lien was recorded on April 3, 2012, in the Records of Klamath County, Oregon as Document No. 2012-003440.

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 \$175,938.29, in favor of Mortgage Electronic Registration Systems, Inc. (MERS), solely as nominee for Countrywide Bank, FSB, recorded on October 12, 2007, in the Records of Klamath County, Oregon, as Document No. 2007-017713 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 \$180,800.00, with interest thereon at a rate not exceeding 4.125% 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 _____, in the Records of Klamath County, Oregon, as Document No. _____.

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

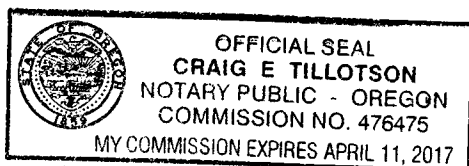
B. M. Merrill
BETTY MERRILL, AUTHORIZED SIGNER

STATE OF OREGON

COUNTY OF Marietta

This instrument was acknowledged before me this 14th day of April, 2016, by BETTY MERRILL, AS AUTHORIZED SIGNER of OREGON AFFORDABLE HOUSING ASSISTANCE CORPORATION.

Craig E. Tillotson
Notary Public - State of Oregon



Loan Number: MPAU00023-0017

Property Address: 4451 BARRY DR, KLAMATH FALLS, OREGON 97603

EXHIBIT "A"
LEGAL DESCRIPTION

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

THE SOUTHWESTERLY 20 FEET OF LOT 6 AND THE NORTHEASTERLY 45 FEET OF LOT 7 IN BLOCK 4 OF FIRST ADDITION TO TONATEE HOMES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.