

2017-001305

Klamath County, Oregon

02/07/2017 03:59:01 PM

Fee: \$52.00

AFTER RECORDING RETURN TO:

Sun West Mortgage Company, Inc.

18000 Studebaker Road, Suite 200

Cerritos CA 90703 File no.

THIS DOCUMENT PREPARED BY:

**Recording Requested By
First American Title OFS**

233018

SUBORDINATION AGREEMENT

Date: 01/12/2017

Property Description: 9780 SIMPSON CANYON RD, KLAMATH FALLS, OR-97601

Creditor: Sun West Mortgage Company, Inc.

Date: January 15, 2016

Debtor: CORRINE M. WIGGINS

Recording Information: 2016-000395

New Lender: Sun West Mortgage Company, Inc.

Refinance Mortgage

Date: 01/23/2017

Borrower: CORRINE M. WIGGINS

Note Secured by Refinance Mortgage: Sun West Mortgage Company, Inc.

Original principal amount not to exceed: \$ 173,337.00

Recording information (when available): concurrently herewith

Creditor is the owner and holder of the Uniform Commercial Code Instrument and its obligations secured by the Uniform Commercial Code Instrument; the Uniform Commercial Code Instrument is a lien on the title to the Property or an interest in that title, recorded on **January 15, 2016** and recorded in County Recorder: Instrument No. 2016-000395.

For value received and to induce the New Lender to enter into the Refinance Mortgage, Creditor unconditionally subordinates its lien on, and all other rights and interest in, the title to the Property

resulting from the Uniform Commercial Code Instrument to the lien on, and all other rights and interests in, the title to the Property from the Uniform Commercial Code Instrument will remain subordinate to the lien on, and all other rights and interests in, the title to the Property resulting from the Refinance Mortgage regardless of any renewal or extension of the Refinance Mortgage.

This Subordination agreement shall be binding upon the successors and assigns of the Creditor. When the context requires, singular nouns and pronouns include the plural.

Mortgage means mortgage, deed of trust, trust deed or other security instrument.

CREDITOR:

Sun West Mortgage Company, Inc.

BY: VS/ST

PRINT NAME: Poonkuzhali Vallinayagam

TITLE: COO

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF Los Angeles

On 01/12/2017 before me, **MIRIAM GUERRERO**, a Notary Public, (insert name of Notary Public and Title), personally appeared Poonkuzhali Vallinayagam, who proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Miriam Guerrero

(SIGNATURE OF NOTARY) (SEAL)



EXHIBIT "A"

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

LOT 3, TRACT 1310, PLUM VALLEY II, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON.

APN: R878673

Commonly known as: 9780 SIMPSON CANYON RD, KLAMATH FALLS, OR 97601