

AmeriTitle
MTC 11/18/2021 09:30:01 AM

2021-017284
Klamath County, Oregon
11/18/2021 09:30:01 AM
Fee: \$97.00

Return to:
Vantage Point Title
18167 US Hwy 19 N Floor 3
Clearwater, FL 33764

~~WHEN RECEIVED RETURN TO:~~

COMMUNITY 1ST CREDIT UNION
929 EASTSIDE ST SE
OLYMPIA, WA 98501

This space provided for Recorder's Use

OR 808705

SUBORDINATION AGREEMENT

Grantor(s): Creditor: Community 1st Credit Union
Borrower: THOMAS B. MOREHOUSE
Grantee(s): New Lender: CLEARPATH LENDING

Abbreviated Legal Description: TWP 39 RNGE 10, BLOCK SEC 9, TRACT PAR 3 OF PP# 35-99, ACRES 2.29
FOR COMPLETE LEGAL DESCRIPTION REFER TO SALE INSTRUMENT #2013-006029 DATE: 05/29/2013

Assessor's Property Tax Parcel or Account No.: R-3910-009AA-00902-000 ALT PARCEL: R886194

THIS SUBORDINATION AGREEMENT (the "Agreement") dated as of October 21st 2021, is entered into among COMMUNITY 1ST CREDIT UNION (the "Creditor"), whose address is PO Box 870 DuPont, WA 98327, THOMAS B. MOREHOUSE ("Borrower"), whose address is 11838 GROUND CT, KLAMATH FALLS, OR 97603, CLEARPATH LENDING, (the "New Lender"), whose address is 15615 ALTON PARKWAY, STE 300, IRVINE, CA 92618.

RECITALS:

A. Creditor has extended credit in the amount of \$51,047.00 (our original loan amount) to Borrower (the "Creditor Loan") which is or will be secured by a security agreement executed by Borrower for the benefit of Creditor (together with any amendments, supplements, extensions, renewals or replacements, the "Creditor UCC Fixture Filing") covering the equipment on fixtures situated on the real property described above (the "Real Property"). The Creditor UCC fixture filings was recorded under recording/instrument number 2021-000666, on 01/15/2021, in the records of KLAMATH County, State of OREGON.

B. New Lender has made or may make a loan in the amount NOT TO EXCEED \$337,378.00 (new loan amount) to Borrower ("New Lender Loan"), which will be secured by a deed of trust, recorded under Auditor's File Number 2021-017281 of Klamath county executed by Borrower for the benefit of New Lender which is being recorded concurrently with this Agreement (together with any amendments, supplements, extensions, renewals or replacements, the "New Lender Deed of Trust") covering the Real Property and the personal property described therein (the Real Property and such personal property and all products and proceeds thereof, is collectively, the "Property").

C. New Lender has required that its security interest in the Property be superior to the security interest of Creditor in the Property.

In consideration of the matters contained in the foregoing Recitals, which are hereby incorporated herein, and for other valuable consideration, receipt of which is hereby acknowledged, the parties agree as follows:

AGREEMENT:

1. Subordination.

a. Creditor hereby subordinates any and all of its right, title, claim, lien and interest in the Property and all proceeds thereof, under the Creditor UCC Fixture Filing, to all right, title, claim, lien and interest of New Lender in the Property under the New Lender Deed of Trust.

b. Creditor's agreement to subordinate shall apply to the principal balance on the New Loan as set forth above, plus all interest, late charges, collection costs and expenses, attorney's fees and amounts paid to third parties to protect or enforce New Lender's security interest, but shall not include increases in the principal balance other than increases required for preservation, maintenance, or improvement of the Property, or performance of Borrower's obligations under New Lender's Deed of Trust.

c. Except as otherwise set forth herein, the priority of security interests in the Property shall be governed by applicable law.

2. Actions by New Lender. Creditor agrees that New Lender may foreclose its security interest in the Property and may otherwise act in any manner permitted by the New Lender Deed of Trust or by law without affecting any priority of New Lender hereunder. New Lender agrees that it shall provide Creditor, in such time and manner as is required by applicable law, all notices required to be provided to the beneficiary of a trust deed or mortgagee of a mortgage that is recorded after the deed of trust or mortgage being foreclosed. New Lender agrees that it will not, without prior written consent of Creditor, increase the interest rate or the payments required on the New Lender Loan (except for increases in escrow impound amounts for taxes and insurance, or increases pursuant to variable rate terms in the New Lender Loan documents) or otherwise modify the New Lender Loan in any material respect.

3. No Obligation. This Agreement shall not be construed as giving rise to any obligation on the part of Creditor to assume or pay any indebtedness of any Person to New Lender, nor shall this Agreement be construed as giving rise to any obligation on the part of Creditor or New Lender to loan any amounts or extend any financial accommodations to Borrower or any other Person.

4. Entire Agreement. This Agreement constitutes the entire understanding and agreement of the parties as to the matters set forth in this Agreement. No alteration of or amendment to this Agreement shall be effective unless made in writing and signed by all parties hereto.

5. Successors. This Agreement shall extend to and bind the respective heirs, personal representatives, successors and assigns of the parties to this Agreement, and the covenants of Borrower and Creditor respecting subordination of the Creditor UCC Fixture Filing shall extend to, include, and be enforceable by any transferee or endorsee of the Creditor UCC Fixture Filing or the Creditor Loan.

6. Recitals. The Recitals are hereby incorporated herein.

CREDITOR: COMMUNITY 1ST CREDIT UNION

By: Darcy Vander Voet
Print: DARCY VANDER VOET
Title: VICE PRESIDENT OF OPERATIONS

BORROWER:

Thomas B. Morehouse
THOMAS B. MOREHOUSE

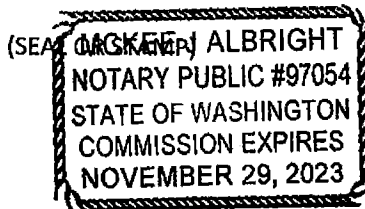
CORPORATE ACKNOWLEDGMENT

STATE OF WASHINGTON

COUNTY OF PIERCE

)
) ss.
)

I certify that I know or have satisfactory evidence that DARCY VANDER VOET is the person who appeared before me, and said person acknowledged that SHE signed this instrument, on oath state that SHE was authorized to execute the instrument and acknowledged it as the VICE PRESIDENT OF OPERATIONS of COMMUNITY 1ST CREDIT UNION to the free and voluntary act of such party for the uses and purposes mentioned in the instrument.



OCT. 4, 2021
Dated Mikee J. Albright
Signature NOTARY
Title NOV. 29, 2023
My appointment Expires

INDIVIDUAL ACKNOWLEDGMENT

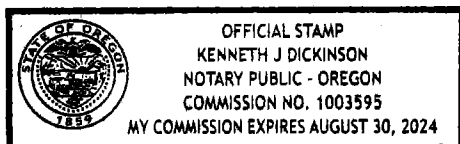
STATE OF OREGON

COUNTY OF CLATSOP

)
) ss.
)

I certify that I know or have satisfactory evidence that THOMAS B. MOREHOUSE is the person who appeared before me, and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

(SEAL OR STAMP)



10/21/2021
Dated Kent Dickinson
Signature NOTARY
Title August 30 2024
My Appointment Expires

CREDITOR: COMMUNITY 1ST CREDIT UNION

By: *Darcy Vander Voet*
Print: DARCY VANDER VOET
Title: VICE PRESIDENT OF OPERATIONS

BORROWER:

THOMAS B. MOREHOUSE

CORPORATE ACKNOWLEDGMENT

STATE OF WASHINGTON

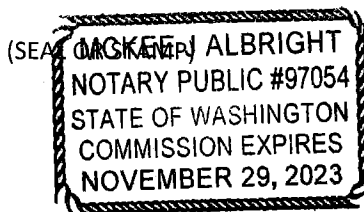
)

) ss.

COUNTY OF PIERCE

)

I certify that I know or have satisfactory evidence that DARCY VANDER VOET is the person who appeared before me, and said person acknowledged that SHE signed this instrument, on oath state that SHE was authorized to execute the instrument and acknowledged it as the VICE PRESIDENT OF OPERATIONS of COMMUNITY 1ST CREDIT UNION to the free and voluntary act of such party for the uses and purposes mentioned in the instrument.



OCT. 4, 2021
Dated _____
Mike J. Albright
Signature _____
NOTARY
Title _____
NOV. 29, 2023
My appointment Expires _____

INDIVIDUAL ACKNOWLEDGMENT

STATE OF _____)

) ss.

COUNTY OF _____)

I certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

(SEAL OR STAMP)

Dated _____

Signature _____

Title _____

My Appointment Expires _____