



2022-003270
Klamath County, Oregon
03/16/2022 03:59:01 PM
Fee: \$102.00

WHEN RECORDED RETURN TO:

COMMUNITY 1ST CREDIT UNION
955 ROSS LOOP
DUPONT, WA 98327

This space provided for Recorder's Use

29617510

SUBORDINATION AGREEMENT

Grantor(s): Creditor: Community 1st Credit Union
Borrower: PEGGY R. STRAW
Grantee(s): New Lender: PENNYMAC LOAN SERVICES, LLC

Abbreviated Legal Description: SIERRA HEIGHTS TR 1383, LOT 4 MAP COORD: 39S-10E-06-SW-S FOR COMPLETE LEGAL DESCRIPTION REFER TO SALE INSTRUMENT #2010-003658 DATE: 03/24/2010

Assessor's Property Tax Parcel or Account No.: R-3910-006CC-02200-000 ALT. PARCEL: R890329

THIS SUBORDINATION AGREEMENT (the "Agreement") dated as of 1-5-2022, is entered into among COMMUNITY 1ST CREDIT UNION (the "Creditor"), whose address is PO Box 870 DuPont, WA 98327, PEGGY R. STRAW ("Borrower"), whose address is 2817 SIERRA HEIGHTS DR, KLAMATH FALLS, OR 97603, PENNYMAC LOAN SERVICES, LLC, (the "New Lender"), whose address is 3043 TOWNGATE ROAD, SUITE 200, WESTLAKE VILLAGE, CA 91361.

RECITALS:

A. Creditor has extended credit in the amount of \$33,606.00 (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 2021-000203, on 01/06/2021, 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 \$243,000.00 (new loan amount) to Borrower ("New Lender Loan"), which will be secured by a deed of trust, recorded under Auditor's File Number 2022-003269 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").

RECORD CONCURRENTLY

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: Mike Albright
Print: MIKE ALBRIGHT
Title: LOAN & INSURANCE SPECIALIST

BORROWER:

PEGGY R. STRAW

CORPORATE ACKNOWLEDGMENT

STATE OF WASHINGTON

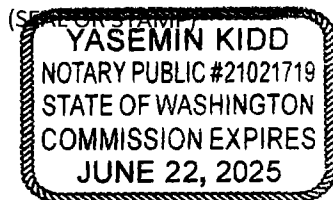
)

) ss.

COUNTY OF PIERCE

)

I certify that I know or have satisfactory evidence that MIKE ALBRIGHT is the person who appeared before me, and said person acknowledged that HE signed this instrument, on oath state that HE was authorized to execute the instrument and acknowledged it as the LOAN & INSURANCE SPECIALIST of COMMUNITY 1ST CREDIT UNION to the free and voluntary act of such party for the uses and purposes mentioned in the instrument.



01/05/2022
Dated

[Signature]
Signature

Notary
Title

06/22/2025
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

CREDITOR: COMMUNITY 1ST CREDIT UNION

By:

Print: MIKE ALBRIGHT

Title: LOAN & INSURANCE SPECIALIST

BORROWER:

PEGGY R. STRAW

CORPORATE ACKNOWLEDGMENT

STATE OF WASHINGTON

) ss.

COUNTY OF PIERCE

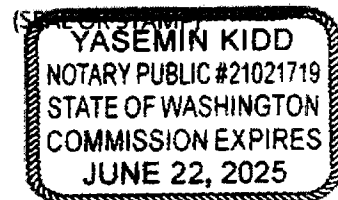
I certify that I know or have satisfactory evidence that MIKE ALBRIGHT is the person who appeared before me, and said person acknowledged that HE signed this instrument, on oath state that HE was authorized to execute the instrument and acknowledged it as the LOAN & INSURANCE SPECIALIST of COMMUNITY 1ST CREDIT UNION to the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated

Signature

Title

My appointment Expires



INDIVIDUAL ACKNOWLEDGMENT

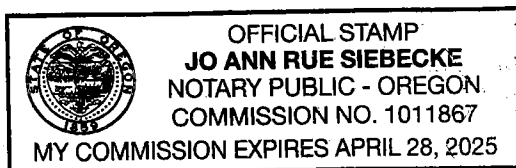
STATE OF OREGON

) ss.

COUNTY OF KLAMATH

I certify that I know or have satisfactory evidence that PEGGY R. STRAW 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

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 4, TRACT 1383-SIERRA HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

APN # : R-3910-006CC-02200-000