

2024-010665

Klamath County, Oregon

12/10/2024 10:19:01 AM

Fee: \$102.00

WHEN RECORDED RETURN TO: Visionet

COMMUNITY 1<sup>ST</sup> CREDIT UNION  
955 ROSS LOOP  
DUPONT, WA 98327

This space provided for Recorder's Use

### SUBORDINATION AGREEMENT

Grantor(s): Creditor: Community 1<sup>st</sup> Credit Union  
Borrower: REBECCA A. MOORE & MICHAEL T. MOORE  
Grantee(s): New Lender: EMORTGAGE FUNDING LLC

**Abbreviated Legal Description:** PARCEL 1 OF LAND PARTITION 51-07, BEING A REPLAT OF PARCEL 1 OF "MAJOR LAND PARTITION 36-87" SITUATED IN THE NW1/4 OF SECTION 7, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY OREGON. FOR COMPLETE LEGAL DESCRIPTION REFER TO SALE INSTRUMENT #2020-006417 DATE: 05/26/2020

**Assessor's Property Tax Parcel or Account No.:** R-3909-00700-00601-000 ALT PARCEL: R33083

THIS SUBORDINATION AGREEMENT (the "Agreement") dated as of 9/16/2024, is entered into among COMMUNITY 1<sup>ST</sup> CREDIT UNION (the "Creditor"), whose address is PO Box 870 DuPont, WA 98327, REBECCA A. MOORE & MICHAEL T. MOORE ("Borrower"), whose address is 4555 SUE DR, KLAMATH FALLS, OR 97601, EMORTGAGE FUNDING LLC, (the "New Lender"), whose address is 888 W BIG BEAVER RD #1290, TROY, MI 48084.

### RECITALS:

A. Creditor has extended credit in the amount of \$75,319.00 (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 were recorded under recording/instrument numbers 2021-000149, 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 \$290,000.00 (new loan amount) to Borrower ("New Lender Loan"), which will be secured by a deed of trust, recorded under Auditor's File Number \_\_\_\_\_ of \_\_\_\_\_ 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").

Pre-2624-6799

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 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.

\*\*\*\*\* REMAINDER OF PAGE LEFT INTENTIONALLY BLANK \*\*\*\*\*

CREDITOR: COMMUNITY 1<sup>ST</sup> CREDIT UNION

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

BORROWERS:

Rebecca A. Moore  
REBECCA A. MOORE

Michael T. Moore  
MICHAEL T. MOORE

CORPORATE ACKNOWLEDGMENT

STATE OF WASHINGTON

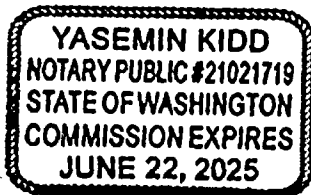
)  
) ss.

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 1<sup>ST</sup> CREDIT UNION to the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

(SEAL OR STAMP)



Dated

Signature

Title

My Appointment Expires

9/9/24

[Signature]

Notary

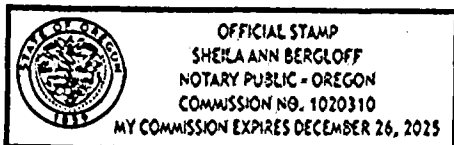
6/22/25

STATE OF Oregon )  
 ) ss.  
COUNTY OF Klamath )

**INDIVIDUAL ACKNOWLEDGMENT**

I certify that I know or have satisfactory evidence that Rebecca A. Moore 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)



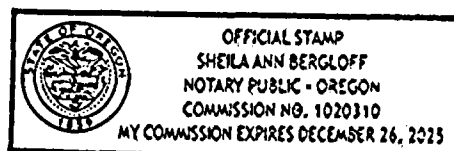
9/16/2024  
Dated \_\_\_\_\_  
Sheila Bergloff  
Signature \_\_\_\_\_  
Notary Public  
Title \_\_\_\_\_  
12/26/2025  
My Appointment Expires \_\_\_\_\_

STATE OF Oregon )  
 ) ss.  
COUNTY OF Klamath )

**INDIVIDUAL ACKNOWLEDGMENT**

I certify that I know or have satisfactory evidence that Michael T. Moore 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)



9/16/2024  
Dated \_\_\_\_\_  
Sheila Bergloff  
Signature \_\_\_\_\_  
Notary Public  
Title \_\_\_\_\_  
12/26/2025  
My Appointment Expires \_\_\_\_\_

Recordation Requested By:  
WFG Lender Services  
2625 Townsgate Rd, Suite 101  
Westlake Village, California 91361

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**Parcel 1**

**Parcel 1 of Land Partition 51-07, said Land Partition being a replat of Parcel 1 of "Major Land Partition 36-87" and being situated in the NW1/4 of Section 7, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County Oregon.**

**Parcel 2**

**TOGETHER WITH an easement for ingress and egress over, under and across the South 30 feet of Parcels 3 and 2 of said Land Partition 51-07, as delineated on the face of said Land Partition.**