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Vol M05 Page 39984

State of Oregon, County of Klamath

Recorded 05/31/05 3:17 p m

Vol M05 Pg 39984-89

Linda Smith, County Clerk

Fee \$ 36.00 # of Pgs 4

Aspen 61335m3

Record and Return ☒ by Mail ☐ by Pickup to:

Wells Fargo Bank, N.A.

10220 SW Greenburg Rd., Suite 501

Portland, OR 97223

REAL PROPERTY AND MANUFACTURED HOME LIMITED POWER OF ATTORNEY

(To execute or release title, mortgage or deed of trust, security filing, transfer of equity and insurance documents and proceeds.)

The undersigned borrower(s), whether one or more, each referred to below as "I" or "me," residing at:

1235 Chocktoot Street

Street Address

Chiloquin, OR 97624 Klamath ("Present Address").
City State Zip County

I am the Buyer/Owner of the following manufactured home (the "Manufactured Home"):

Used 1987 Fuqua
New/Used Year Manufacturer's Name

880 9436 56/28
Model Name/Model No. Manufacturer's Serial No. Length/Width

permanently affixed to the real property located at 1235 Chocktoot Street

Street Address

Choloquin, OR 97624 Klamath ("Property Address") and as more
City State Zip County

particularly described on Exhibit A attached hereto (the "Real Property"). I do hereby irrevocably make, constitute, appoint and authorize with full powers of substitution, Wells Fargo Bank, N.A., ("Lender"), its successors, assigns or designees as my agent and attorney-in-fact, in my name, place and stead in any way which I could do, if I were personally present, with full power of substitution and delegation, (1) to complete, execute and deliver, in my name or Lender's name, any and all forms, certificates, assignments, designations, releases or other documentation as may be necessary or proper to implement the terms and provisions of the Security Instrument dated May 26, 2005, executed by me in favor of Lender, (2) to complete, execute and deliver, in my name or in Lender's name, any and all forms, certificates, assignments, designations, releases or other documentation as may be necessary or proper to make application for and obtain the certificate of title for the

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Manufactured Home and to have Lender (or its designee) designated as lienholder on the certificate of title for the Manufactured Home, (3) to complete, execute and deliver in my name or Lender's name, any and all forms, certificates, assignments, designations, releases or other documentation as may be necessary or proper to have the Manufactured Home treated as real estate for any and all purposes under state law, including but not limited to the surrender of any certificate of title, any election to treat the Manufactured Home as real estate for tax purposes or to meet any other requirements in order for the loan/financing secured by the Manufactured Home and the Real Property to be eligible for sale on the Federal National Mortgage Association ("Fannie Mae"), the Federal Home Loan Mortgage Association ("Freddie Mac") or any other secondary market purchaser, (4) to receive, complete, execute or endorse, and deliver in my name or Lender's name any and all claim forms, agreements, assignments, releases, checks, drafts or other instruments and vehicles for the payment of money, relating to any insurance covering the Manufactured Home, the indebtedness secured by the Manufactured Home or the Real Property, and (5) to complete, sign and file, without my signature, such financing and continuation statements, amendments, and supplements thereto, mortgages, deeds of trust and other documents, including releases of these items, which I may from time to time deem necessary to perfect, preserve and protect Lender's security interest in the Manufactured Home, the Property and any other property sold with it. I acknowledge that at the time this Power of Attorney and my Security Instrument and any of the forms, certificates, assignments, designations, releases or other documentation are prepared the serial number of the manufactured housing unit may not be available or may be inaccurate. The manufactured housing unit may be a factory order in the process of being constructed. Immediately, upon Lender's receipt of the serial number, I understand and agree that the above items may be completed and/or corrected by Lender to properly disclose all the applicable home identifications, including the serial number. I understand that I will be provided with a copy of any corrected agreement.

To induce any third party to act hereunder, I hereby agree that any third party receiving a duly executed copy or facsimile of this instrument may act hereunder, and I for myself and for my heirs, executors, legal representatives and assigns, hereby agree to indemnify and hold harmless any such third party from and against any and all claims that may arise against such third party by reason of such third party having relied on the provisions of this instrument. I have given this Limited Power of Attorney in connection with a loan/financing to be given by Lender and to induce Lender to make the financing available. It is coupled with an interest in the transaction and is irrevocable. This Limited Power of Attorney shall not be affected by my (our) subsequent incapacity, disability, or incompetence. I do further grant unto Lender full authority and power to do and perform any and all acts necessary or incident to the execution of the powers herein expressly granted, as fully as I might or could do if personally present.

WITNESS my hand and seal this 27th day of May, 2005.

Theresa A. Typer
Borrower

Witness

Theresa A. Typer
Printed Name

Glenn E. Typer
Borrower

Witness

Glenn E. Typer
Printed Name

STATE OF Oregon)
) ss.:
COUNTY OF Klamath)

On the 27th day of May in the year 2005 before me, the undersigned, a Notary Public in and for said State, personally appeared - Theresa A. Typer and Glenn E. Typer, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(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 capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person on behalf of which the individual(s) acted, executed the instrument.

M.A. Silveria
Notary Signature
M.A. Silveria
Notary Printed Name



Notary Public; State of Oregon
Qualified in the County of Klamath
My commission expires: 3/10/09
Official Seal: _____

Drafted By: Holly Warren

EXHIBIT "A"

A portion of that tract of land described in Volume M80 at Page 24962, Deed Records of Klamath County, Oregon, said portion being more particularly described as follows:

Commencing at the Northwest corner of the above described tract of land, said corner marked with a 5/8" iron rod; thence North 89° 48' 06" East, 894.26 feet along the North boundary of said tract of land to a 5/8" iron rod and the true point of beginning of this description; thence continuing along said North boundary North 89° 48' 06" East, 410.00 feet to a 5/8" iron rod marking the Northeast corner of said tract of land; thence 00° 05' 25" East, 345.11 feet to a 5/8" iron rod marking the Southeast corner of said tract of land; thence South 89° 55' 16" West, 410.00 feet along the South boundary of said Tract to a 5/8" iron rod; thence North 00° 05' 25" West, 344.26 feet to the true point of beginning, with bearings based on Major Partition 81-10 on file in the office of Klamath County Engineer.

TOGETHER WITH a 30 foot ingress and egress easement as described in Deeds recorded July 8, 1982 in Book M82, Page 8606 and in Book M82 at Page 8610, Microfilm Records of Klamath County, Oregon.

CODE 118 MAP 3407-034B0 TL 02400 KEY# 197824