

MTCT8712-LW
Document Return Address:
Wells Fargo Bank, N.A.
12550 S.E. 93rd Ave Ste. 400
MAC# P6083-041
Clackamas, OR 97015
Loan # 0069870517
Prepared by Janice Taylor_

2007-013187
Klamath County, Oregon



00027708200700131870150155
07/25/2007 11:26:38 AM

Fee: \$91.00

**PERMANENT LOAN EXTENSION AGREEMENT
MODIFICATION
NEW CONSTRUCTION**

This Permanent Loan Extension Agreement (this "Agreement") is made to be effective as of the 17th day of July, 2007, and is incorporated into and shall be deemed to amend, supplement and extend the Mortgage, Deed of Trust, Deed or Security Deed (the "Security Instrument") dated as of the 25th day of January, 2007, executed by the undersigned Borrower(s) (referred to herein as "Borrower", whether one or more), in favor of Wells Fargo Bank, National Association ("Lender"). (Lender and its successors and assigns shall be referred to herein as the "Note Holder".) The Security Instrument secures a Note (the "Note") dated the same date as the Security Instrument payable to the order of Lender. All terms defined in the Security Instrument shall have the same meaning in this Agreement and all other terms of the Security Instrument not amended hereby remain in full force and effect.

ORIGINAL MORTGAGE RECORDING INFORMATION

Document Number 2007-001631 Date of Recording 01/30/2007
County, State of Recording Klamath County, Oregon Book and Page Number

Property Address 3003 Lodi Street

Klamath Falls, OR 97603

ADDITIONAL COVENANTS. In addition to the covenants and agreements made in the Security Instrument, Borrower (and each Borrower if more than one) further covenants and agrees as follows:

1. **PERMANENT LOAN.** The Security Instrument, as amended and extended by this Agreement, secures a permanent mortgage loan that replaces a construction loan between Lender and Borrower dated the same date as the Security Instrument and evidenced by the Note with a Construction Loan Addendum Amending Note. The Note, as amended by a Permanent Loan Addendum Amending Note, evidences the permanent mortgage loan. Upon execution of this Agreement and the Permanent Loan Addendum, the terms and conditions of the Construction Loan Addendum Amending Note shall be of no further force and effect.

2. **DEFINITIONS.** The definitions set forth in the Security Instrument are amended as follows:

"Lender". Lender's address is Wells Fargo Bank, N.A., P.O. Box 10304, Des Moines, IA 50306-0304.

"Note". The Note states that the Borrower owes Lender **One Hundred Thirty Six Thousand Five Hundred and 00/100 Dollars (U.S. \$136,500.00)** plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than **August 01, 2037**.

"Riders". Riders are to be executed by Borrower [check box as applicable]:

- | | | |
|---|--|---|
| <input type="radio"/> Adjustable Rate Rider | <input type="radio"/> Condominium Rider | <input type="radio"/> Second Home Rider |
| <input type="radio"/> Balloon Rider | <input type="radio"/> PUD Rider | <input type="radio"/> 1-4 Family Rider |
| <input type="radio"/> VA Rider | <input type="radio"/> Biweekly Payment Rider | <input checked="" type="radio"/> Other(s) [specify] Mfg Home Rider, Mfg Home Power of Attorney and Mfg Home Affidavit of Affixation |

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Addendum.

BORROWER(S)

Jason Brent Hanson
Name: Jason Brent Hanson

Stephanie Naomi Hanson
Name: Stephanie Naomi Hanson

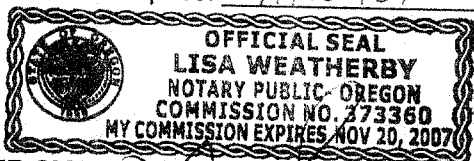
STATE OF Oregon

County ss: ~~Clackamas~~ Klamath

On this 19 day of July, 2007, I, a Notary Public in and for said county and in said state, hereby certify that **Jason Brent Hanson and Stephanie Naomi Hanson** whose name(s) is/are signed to the foregoing conveyance, and who is/are know to me, acknowledged before me that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily and as his/her/their act on the day the same bears date.

Given under my hand and seal of office this 19 day of July, 2007

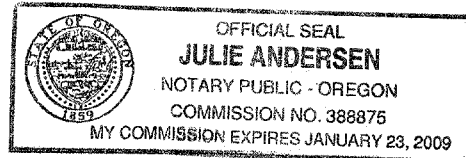
My Commission Expires: 11/20/07



LENDER SIGNATURE

Janice Taylor
Name Janice Taylor
THE STATE OF Oregon
COUNTY OF Clackamas

Lisa Weatherby
Notary Public



BEFORE ME, the undersigned authority, on this day personally appeared **Janice Taylor** as of **Assistant Vice President of Loan Documentation of Wells Fargo Home Mortgage**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, in the capacity therein stated, as the act and deed of said Corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 17th day of July, 2007.

My Commission Expires: 1-23-09

Julie Andersen
Notary Public for the State of Oregon,
Name: Julie Andersen

Record and Return ☐ by Mail ☐ by Pickup to:

WFHM FINAL DOCS X9999-01M

1000 BLUE GENTIAN ROAD

EAGAN, MN 55121

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:

3003 LODI ST

Street Address

KLAMATH FALLS, OR 97603

City, State Zip, County

("Present Address").

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

New/Used	Year	Manufacturer's Name	Model Name or Model No.	Length x Width
NEW	2006	MARLETTE	9737 9737	048 x 026

HER024945ORA HER024945ORB

Serial No.

Serial No.

Serial No.

Serial No.

permanently affixed to the real property located at 3003 LODI STREET

Street Address

KLAMATH FALLS, KLAMATH, OR 97603

City, County, State Zip

("Property Address") and as more

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 JULY 17, 2007 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 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 19 day of July 2007.

Jason Brent Hanson
Borrower
JASON BRENT HANSON

Witness

Stephanie Naomi Hanson
Borrower
STEPHANIE NAOMI HANSON

Witness

Borrower

Witness

Borrower

Witness

STATE OF Oregon
COUNTY OF Klamath) ss.:

On the 19 day of July in the year 2007 before me, the undersigned, a Notary Public in and for said State, personally appeared Jason Brent Hanson and Stephanie Naomi Hanson 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.

Lisa Weatherby
Notary Signature

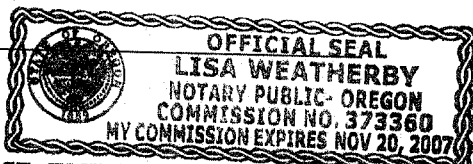
Lisa Weatherby
Notary Printed Name

Notary Public; State of Oregon

Qualified in the County of Klamath

My commission expires: 11/20/07

Official Seal:



Drafted By: JANICE TAYLOR

☐ Check if Construction Loan

Loan Number: 0069870517

EXHIBIT A

PROPERTY DESCRIPTION

The legal description of the Property Address ("Land") is typed below or please see attached legal description:

West one-half of Lot 16, INDEPENDENCE TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

JBA 

MANUFACTURED HOME AFFIDAVIT OF AFFIXATION

Record and Return ☐ by Mail ☐ by Pickup to:

WFHM FINAL DOCS X9999-01M

1000 BLUE GENTIAN ROAD

EAGAN, MN 55121

This Instrument Prepared By:

JANICE TAYLOR

Preparer's Name

12550 SE 93RD AVE, SUITE 400

Preparer's Address 1

CLACKAMAS, OR 970150000

Preparer's Address 2

0069870517

Loan Number

ATTENTION COUNTY CLERK: This instrument covers goods that are or are to become fixtures on the Land described herein and is to be filed for record in the records where conveyances of real estate are recorded.

JASON BRENT HANSON
STEPHANIE NAOMI HANSON

[type the name of each Homeowner signing this Affidavit]:
being duly sworn, on his or her oath state as follows:

1. Homeowner owns the manufactured home ("Home") described as follows:

NEW	2006	MARLETTE	9737 9737	048 x 026
New/Used	Year	Manufacturer's Name	Model Name or Model No.	Length x Width
HER024945ORA		HER024945ORB		
Serial No.	Serial No.	Serial No.	Serial No.	

2. The Home was built in compliance with the federal Manufactured Home Construction and Safety Standards Act.

3. If the Homeowner is the first retail buyer of the Home, Homeowner is in receipt of (i) the manufacturer's warranty for the Home, (ii) the Consumer Manual for the Home, (iii) the Insulation Disclosure for the Home, and (iv) the formaldehyde health notice for the Home.

4. The Home is or will be located at the following "Property Address":
3003 LODI STREET, KLAMATH FALLS, KLAMATH, OR 97603
Street or Route, City, County, State Zip Code

5. The legal description of the Property Address ("Land") is:
SEE ATTACHED LEGAL DESCRIPTION

TAX STATEMENTS SHOULD BE SENT TO: WELLS FARGO HOME MORTGAGE, P.O. BOX 11701, NEWARK, NJ 071014701

6. The Homeowner is the owner of the Land or, if not the owner of the Land, is in possession of the real property pursuant to a lease in recordable form, and the consent of the lessor is attached to this Affidavit.
7. The Home [] is [] shall be anchored to the Land by attachment to a permanent foundation, constructed in accordance with applicable state and local building codes and manufacturer's specifications in a manner sufficient to validate any applicable manufacturer's warranty, and permanently connected to appropriate residential utilities (e.g., water, gas, electricity, sewer) ("Permanently Affixed"). The Homeowner intends that the Home be an immoveable fixture and a permanent improvement to the Land.

ATTENTION COUNTY CLERK: This instrument covers goods that are or are to become fixtures on the Land described herein and is to be filed for record in the records where conveyances of real estate are recorded.

8. The Home shall be assessed and taxed as an improvement to the Land.
9. Homeowner agrees that as of today, or if the Home is not yet located at the Property Address, upon the delivery of the Home to the Property Address:
- (a) All permits required by governmental authorities have been obtained;
 - (b) The foundation system for the Home was designed by an engineer to meet the soil conditions of the Land. All foundations are constructed in accordance with applicable state and local building codes, and manufacturer's specifications in a manner sufficient to validate any applicable manufacturer's warranty.
 - (c) The wheels, axles, towbar or hitch were removed when the Home was, or will be, placed on the Property Address; and
 - (d) The Home is (i) Permanently Affixed to a foundation, (ii) has the characteristics of site-built housing, and (iii) is part of the Land.
10. If the Homeowner is the owner of the Land, any conveyance or financing of the Home and the Land shall be a single transaction under applicable state law.
11. Other than those disclosed in this Affidavit, the Homeowner is not aware of (i) any other claim, lien or encumbrance affecting the Home, (ii) any facts or information known to the Homeowner that could reasonably affect the validity of the title of the Home or the existence or non-existence of security interests in it.
12. A Homeowner shall initial only one of the following, as it applies to title to the Home:
[Closing and Agent: please refer to the Manufactured Home and Land Supplemental Closing Instructions for completion instructions]:
- ☐ The Home is not covered by a certificate of title. The original manufacturer's certificate of origin, duly endorsed to the Homeowner, is attached to this Affidavit, or previously was recorded in the real property records of the jurisdiction where the Home is to be located.
 - ☐ The Home is not covered by a certificate of title. After diligent search and inquiry, the Homeowner is unable to produce the original manufacturer's certificate of origin.
 - ☐ The manufacturer's certificate of origin and/or certificate of title to the Home [] shall be [] has been eliminated as required by applicable law.
 - ☐ The Home shall be covered by a certificate of title.
13. This Affidavit is executed by Homeowner(s) pursuant to applicable state law.

ATTENTION COUNTY CLERK: This instrument covers goods that are or are to become fixtures on the Land described herein and is to be filed for record in the records where conveyances of real estate are recorded.

IN WITNESS WHEREOF, Homeowner(s) has executed this Affidavit in my presence and in the presence of the undersigned witnesses on this 19 day of July, 2007.

Jason Brent Hanson
Homeowner #1 (SEAL)

JASON BRENT HANSON

Witness

Stephanie Naomi Hanson
Homeowner #2 (SEAL)

STEPHANIE NAOMI HANSON

Witness

Homeowner #3 (SEAL)

Witness

Homeowner #4 (SEAL)

Witness

STATE OF Oregon

COUNTY OF Klamath

ss.:

On the 19th day of July, 2007 in the year 2007
before me, the undersigned, a Notary Public in and for said State, personally appeared Jason Brent Hanson and Stephanie Naomi Hanson,
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.

Lisa Weatherby
Notary Signature

Lisa Weatherby
Notary Printed Name

Notary Public, State of Oregon

Qualified in the County of Klamath

My Commission expires: 11/20/07

Official Seal:



ATTENTION COUNTY CLERK: This instrument covers goods that are or are to become fixtures on the Land described herein and is to be filed for record in the records where conveyances of real estate are recorded.

LEGAL DESCRIPTION

“EXHIBIT A”

West one-half of Lot 16, INDEPENDENCE TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Reference: Title Order No. 0078055
Escrow No. MT78055-LW

Record and Return [] by Mail [] by Pickup to:

WFHM FINAL DOCS X9999-01M

1000 BLUE GENTIAN ROAD

EAGAN, MN 55121

MANUFACTURED HOME RIDER TO MODIFICATION AGREEMENT

This Rider is made this JULY 17, 2007, and is incorporated into and amends and supplements the Modification Agreement ("Modification Agreement") of the same date given by the undersigned ("Borrower") to **WELLS FARGO BANK, N.A.**

covering the Property described in the Security Instrument and located at: 3003 LODI STREET, KLAMATH FALLS, OR 97603 ("Lender") and
(Property Address)

Borrower and Lender agree that the Modification Agreement is amended and supplemented as follows:

1. **Purpose and Effect of Rider.** IF THERE IS A CONFLICT BETWEEN THE PROVISIONS IN THIS RIDER AND THOSE IN THE SECURITY INSTRUMENT, THE PROVISIONS IN THIS RIDER SHALL CONTROL. THE CONFLICTING PROVISIONS IN THE SECURITY INSTRUMENT WILL BE ELIMINATED OR MODIFIED AS MUCH AS IS NECESSARY TO MAKE ALL OF THE CONFLICTING TERMS AGREE WITH THIS RIDER.

2. **Lender's Security Interest.**

All of Borrower's obligations secured by the Security Instrument also shall be secured by the "Manufactured Home." This Rider amends and modifies the Security Instrument to amend and restate the description of the Property to include the "Manufactured Home" as follows:

NEW	2006 MARLETTE	9737 9737	048 x 026
New/Used	Year	Manufacturer's Name	Model Name or Model No.
			Length x Width
HER024945ORA	HER024945ORB		
Serial No.	Serial No.	Serial No.	Serial No.

By signing below, Borrower accepts and agrees to the terms and covenants contained in this Rider.

WITNESS my hand and seal this 19 day of July, 2007.

Jason Brent Hanson
Borrower

JASON BRENT HANSON

Printed Name

Borrower

Printed Name

Stephanie Naomi Hanson
Borrower

STEPHANIE NAOMI HANSON

Printed Name

Borrower

Printed Name

STATE OF Oregon

COUNTY OF Klamath ss.:

On the 19 day of July in the year 2007 before me, the undersigned, a Notary Public in and for said State, personally appeared Jason Brent Hanson and Stephanie Naomi Hanson 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.

Lisa Weatherby
Notary Signature

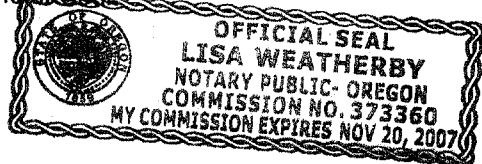
Lisa Weatherby
Notary Printed Name

My commission expires: 11/20/07

Notary Public; State of Oregon

Qualified in the County of Klamath

Official Seal



Drafted By: JANICE TAYLOR

☐ Check if Construction Loan

Loan Number: 0069870517

Document Return Address:
Wells Fargo Bank, N.A.
12550 SE 93rd Ave, Ste 400
Clackamas, OR 97015
Mac# P6083-041
Loan # 0069870517

**PERMANENT LOAN ADDENDUM AMENDING NOTE
FIXED RATE LOANS
NEW CONSTRUCTION**

This Permanent Loan Addendum Amending Note (this "Addendum") is made to be effective as of the 17th day of **July**, 2007, and is incorporated into and shall be deemed to amend and supplement the Note (the "Note") dated as of the 25th day of **January**, 2007, made by the undersigned Borrower(s) (referred to herein as "Borrower" or "I", whether one or more), payable to the order of Wells Fargo Bank, National Association ("Lender"). (Lender and its successors and assigns shall be referred to herein as the "Note Holder".) The Note is secured by a Deed of Trust, Mortgage or Security Deed in favor of the Lender (the "Security Instrument"). All terms defined in the Note shall have the same meaning in this Addendum and all other terms of the Note not amended hereby remain in full force and effect.

Property Address 3003 Lodi Street

Klamath Falls, OR 97603

ADDITIONAL COVENANTS. In addition to the covenants and agreements made in the Note, Borrower (and each Borrower if more than one) further covenants and agrees as follows:

1. PERMANENT LOAN

The Note, as amended by this Addendum, evidences a permanent mortgage loan that amends and extends the maturity of a construction loan that I received from Lender which was evidenced by the Note and a Construction Loan Addendum Amending Note. Upon execution of this Addendum, the terms and conditions of the Construction Loan Addendum Amending Note shall be of no further force and effect.

2. BORROWER'S PROMISE TO PAY

In return for a loan that I have received, I promise to pay U.S. **\$136,500.00** (this amount is called "Principal"), plus interest, to the order of the Lender. I will make payments under this Note in the form of cash, check or money order.

I understand that the Lender may transfer the Note.

3. INTEREST

Interest will be charged on unpaid principal until the full amount of Principal has been paid. I will pay interest at a yearly rate of **7.000 %**.

The interest rate required by this Section 3 is the rate I will pay, both before and after my default described in Section 6B of the Note.

4. PAYMENTS

(A) Time and Place of Payments

I will pay principal and interest by making a payment every month. I will make monthly payments on the first day of each month beginning on **September 01, 2007**. I will make these payments every month until I have paid all of the principal and interest and any other charges described below that I may owe under the Note. Each monthly payment will be applied as of its scheduled due date and will be applied to interest before Principal. If on **August 01, 2037**, I still owe amounts under the Note, I will pay those amounts in full on that date, which is called the "Maturity Date".

I will make my monthly payments at Wells Fargo Bank, N.A., P.O. Box 10304, Des Moines, IA 50306-0304 or at a different place if required by the Note Holder.

(B) Amount of Monthly Payments

My monthly payment will be in the amount of U.S. \$908.14.

WITNESS THE HAND(S) AND SEAL(S) OF THE UNDERSIGNED.

BORROWER(S)

Jason Brent Hanson (Seal)
Name: Jason Brent Hanson

Stephanie Naomi Hanson (Seal)
Name: Stephanie Naomi Hanson

(Sign Original Only)