

2010-005211

Klamath County, Oregon



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Date February 23, 20 10

05/04/2010 08:16:33 AM

Fee: \$57.00

Place of Recording

Record & Return by ☒ Mail ☐ PickupAfter recording, return recording  
information to: 201001200001

American Title, Inc.

PO Box 641010

Omaha, NE 68164-1010

Tax Parcel No. 3909-007BC-02400-000,

Legal Description is at page M-184189  
SEE EXHIBIT A & B

Lot Block Plat or Section

Township Range Quarter/Quarter Section

This Instrument Prepared By:

Ann Watt

Preparer's Name

Preparer's Title

2701 Wells Fargo Way

Preparer's Address 1

Minneapolis, Minnesota 55408

Preparer's Address 2

612-312-5224

Preparer's Telephone Number

Preparer's Signature

WELLS FARGO BANK N.A.

Lender's Name

1 HOME CAMPUS, X2303-01W

Lender's Address 1

DES MOINES, IA 50328

Lender's Address 2

RAYMOND SEAWARD &amp; MARILYN R SEAWARD

Borrower's Name

3018 EMERALD ST

Borrower's Address 1

KLAMATH FALLS, OR 97601

Borrower's Address 2

## 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:  
3018 EMERALD ST

Street Address

KLAMATH FALLS

City

OR

State

97601

Zip

KLAMATH

County

("Present Address").

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

USED

New/Used

1989

Year

Fleetwood

Manufacturer's Name

4483A

Model Name/Model No.

ORFLK48A10320GH

Manufacturer's Serial No.

46 / 28

Length / Width

permanently affixed to the real property located at 3018 EMERALD ST

Street Address

KLAMATH FALLS , OR 97601 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, designation, releases or other documentation as may be necessary or proper to implement the terms and provisions of the Security Instrument dated \_\_\_\_\_, \_\_\_\_\_ executed by me in favor of Lener, (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 certificates 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 to the Federal National Mortgage Association ("Fannie Mae"), the Federal Home Loan Mortgage Association ("Fannie 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 Lender 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 Home may not be available or may be inaccurate. The Manufactured Home 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 9 day of April, 2010.

Raymond D Seawear  
(seal)

[type Borrower's name]

RAYMOND D SEAWEAR

By: \_\_\_\_\_

Marilyn Ruth Seawear  
(seal)

MARILYN R SEAWEAR

[type signatory's name]

Its: \_\_\_\_\_

[authorized officer]

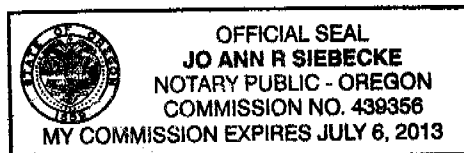
STATE OF OREGON )

) ss.:

COUNTY OF KLAMATH )

On the 9th day of APRIL in the year 2010 before me, the undersigned, a Notary Public in and for said State, personally appeared RAYMOND DUANE SEAWEAR and MARILYN RUTH SEAWEAR 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.

JoAnn R. Siebecke  
Notary Signature  
JO ANN R. SIEBECKE  
Notary Printed Name



Notary Public; State of OREGON

Qualified in the County of KLAMATH

My commission expires: 07.06.2013

Official Seal:

EXHIBIT A  
PROPERTY DESCRIPTION

Property Description Prepared By:

Ann Watt

Preparer's Name

2701 Wells Fargo Way

Preparer's Address 1

Minneapolis, Minnesota 55408

Preparer's Address 2

**EXHIBIT 'B'**

LOTS 20, 21 AND 22 CREGAN PARK, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE  
IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR  
MINERAL RIGHTS OF RECORD, IF ANY.

**ASSESSORS PARCEL NUMBER:**

**ATI ORDER NUMBER:** 201001200201

