

2012-013144

Klamath County, Oregon



00127738201200131440050054

11/27/2012 11:37:11 AM

Fee: \$57.00

## 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.

\_\_\_\_\_, 20\_\_\_\_  
Date

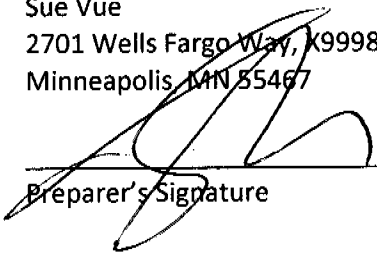
\_\_\_\_\_  
Place of Recording

### Record and return to:

Wells Fargo Home Mortgage  
Attn: Sue Vue  
2701 Wells Fargo Way  
MAC: X9998-01L  
Minneapolis, MN 55467

### Instrument Prepared By:

Wells Fargo Home Mortgage  
Sue Vue  
2701 Wells Fargo Way, X9998-01L  
Minneapolis, MN 55467

  
Preparer's Signature

Homeowner/Borrower Name(s):  
Fred C. Thomason

Borrower #1

Borrower #3

### Legal Description:

Tax Parcel Number: \_\_\_\_\_

Legal Description at Page 5.

\_\_\_\_\_  
Lot Block Plat or Section

\_\_\_\_\_  
Township Range Quarter / Quarter  
Section

\_\_\_\_\_  
Mary L. Thomason

Borrower #2

Borrower #4

**ATTENTION COUNTY CLERK:** This instrument covers good that 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.

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

12232 Beechwood Drive                      La Pine                      Klamath                      OR                      97739

**Street or Route                      City                      County                      State                      Zip Code**

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

|                   |             |                            |                             |                       |
|-------------------|-------------|----------------------------|-----------------------------|-----------------------|
|                   | 1994        | Guerdon Homes              |                             | x                     |
| <b>New / Used</b> | <b>Year</b> | <b>Manufacturer's Name</b> | <b>Model Name or Number</b> | <b>Length / Width</b> |

16592A                      16592B

**Serial Number                      Serial Number                      Serial Number                      Serial Number**

Permanently affixed to the real property located at:

12232 Beechwood Drive                      La Pine                      Klamath                      OR                      97739

**Street or Route                      City                      County                      State                      Zip Code**

("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 January 25, 2001 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, (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 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 25th day of October, 2012.

Fred C. Thomason (SEAL)  
Borrower #1

Fred C. Thomason

Witness

Tom Thomason

Mary L. Thomason (SEAL)  
Borrower #2

Mary L. Thomason

PLEASE SIGN  
← MRS. THOMAS

Witness

Linda Rouse

(SEAL)

Borrower #3

Witness

(SEAL)

Borrower #4

Witness

STATE OF Oregon )  
 ) ss.:  
COUNTY OF Deschutes

On the 25th day of October in the year 2012 before me, the undersigned, a Notary Public in and for said State, personally appeared

Fred C. Thomason,

Mary L. Thomason,

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.

Krystal A. Vaughn  
Notary Signature

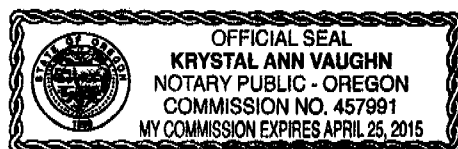
Krystal A. Vaughn  
Notary Printed Name

Notary Public; State of Oregon

Qualified in the County of Deschutes

My commission expires: April 25, 2015

Official Seal:



**Exhibit A**

**PROPERTY DESCRIPTION**

The legal description of the Property Address ("Land") is typed below:

Lot 4 in Block 8 of TRACT 1060, SUN FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.