

MTC98287

**RECORDING COVER PAGE**

PER ORS 205.234

PLEASE FILL OUT  
COMPLETE AND  
LEGIBLE

**2013-010743**

Klamath County, Oregon

09/23/2013 10:58:02 AM

Fee: \$57.00

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON  
PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING.  
ANY ERRORS IN THIS COVER SHEET **DO NOT** AFFECT THE  
TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

**AFTER RECORDING RETURN TO:**

NAME AND ADDRESS OF THE PERSON AUTHORIZED TO RECEIVE THE  
INSTRUMENT AFTER RECORDING AS REQUIRED BY ORS 205.180(4)  
AND ORS 205.238.

Recording Requested By & Return To:  
Chicago Title ServiceLink Division  
4000 Industrial Blvd  
Aliquippa, PA 15001

**1. NAME OF THE TRANSACTION(S), DESCRIBED IN THE ATTACHED INSTRUMENT(S) AND  
REQUIRED BY ORS 205.234(A). NOTE:** Transaction as defined by ORS 205.010 "means any action  
required or permitted by state law or rule federal law or regulation to be recorded including, but not limited  
to, any transfer encumbrance or release affecting title to or an interest in real property".

Real Property & Manufactured Home LPOA

**2. Grantor(s) as described in ORS 205.160.**

Richard G. Wagoner

Marcia F. Wagoner

**3. Grantee(s) as described in ORS 205.160.**

Wells Fargo Bank, N.A.

**4. TRUE AND ACTUAL CONSIDERATION PAID** for instruments conveying or contracting to  
convey fee title to any real estate and all memoranda of such instruments, reference **ORS 93.030.**

**5. UNTIL A CHANGE IS REQUESTED, All Tax Statements shall be sent to the following  
address:** for instruments conveying or contracting to convey fee title to any real estate reference  
**ORS 93.260.**

**6. SATISFACTION OF ORDER OR WARRANT ORS 205.234 (1) (f).**

FULL \_\_\_\_\_ PARTIAL \_\_\_\_\_

**7. LIEN DOCUMENTS: ORS 205.234 (1) (f). Amount of Lien \$** \_\_\_\_\_

Recording Requested By & Return To: to:  
Chicago Title ServiceLink Division  
4000 Industrial Blvd  
Aliquippa, PA 15001

26544795

## 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:

11404 HAMAKER MT RD

Street Address

KENO, OR 97627

("Present Address").

City, State Zip, County

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

USED	2004	SILVERCREST	NA NA	066 x 051
New/Used	Year	Manufacturer's Name	Model Name or Model No.	Length x Width
17301099A		17301099B	17301099C	17301099D
Serial No.		Serial No.	Serial No.	Serial No.

permanently affixed to the real property located at 11404 HAMAKER MT RD

Street Address

KENO, KLAMATH, OR 97627

("Property Address") and as more

City, County, State Zip



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 AUGUST 28, 2013 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.

NMFL



Exhibit A

Legal Description

**That portion of the W1/2 of the E1/2 and the E1/2 of the W1/2 of Government Lot 4, lying South of Klamath Falls – Ashland Highway in Section 1, Township 40 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon.**

**EXCEPTING THEREFROM that portion lying within the right of way of Hamaker Mountain Road.**