

2014-001875

Klamath County, Oregon



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03/05/2014 08:52:28 AM

Fee: \$67.00

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.

January 29, 2014

Date

Klamath County, Oregon

Place of Recording

Record and return to:

Wells Fargo Home Mortgage

Attn: Nicholas Fasching

2701 Wells Fargo Way

MAC: X9998-01L

Minneapolis, MN 55467

Instrument Prepared By:

Wells Fargo Home Mortgage

Nicholas Fasching

2701 Wells Fargo Way, X9998-01L

Minneapolis, MN 55467

Legal Description:

Tax Parcel Number: R-3909-007BC-C0900-000

Legal Description at Page 6.

131, 136, 137

Lot


Block

Cregan Park

Plat or Section

Township Range

Quarter / Quarter
Section


Preparer's Signature

Homeowner/Borrower Name(s):

Gayle Thompson (Grantor)

Gary G. Thompson (Grantor)

Borrower #1

Borrower #2

Trustees of the Gary G. Thompson and Gayle Thompson Revocable Trust, June 8, 1991.

Grantee is Wells Fargo Bank, N.A.

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:
3260 Helm Street Klamath Falls Klamath Oregon 97601

Street or Route City County State Zip Code
("Present Address"). I am the Buyer/Owner of the following manufactured home (the "Manufactured Home"):

Used 2004 Moduline Coronado 41914H 48 x 42
New / Used Year Manufacturer's Name Model Name or Number Length / Width

0321017A 0321017B 0321017C
Serial Number Serial Number Serial Number Serial Number

Permanently affixed to the real property located at:

3260 Helm Street Klamath Falls Klamath Oregon 97601
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 June 17, 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, (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 7th day of feb, 20 11.

Gayle Thompson (SEAL)
Borrower #1

Witness

Gayle Thompson

Gayle Thompson (SEAL)
Borrower #2

Witness

Gayle Thompson, Trustee of the Gary G.
Thompson and Gayle Thompson Revocable
Trust under trust instrument dated June 8,
1991 for the benefit of Gayle Thompson

Gary G. Thompson (SEAL)
Borrower #3

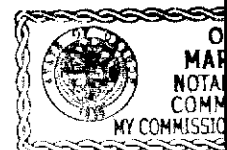
Witness

Gary G. Thompson

Gary G. Thompson (SEAL)
Borrower #4

Witness

Gary G. Thompson, Trustee of the Gary G.
Thompson and Gayle Thompson Revocable
Trust under trust instrument dated June 8,
1991 for the benefit of Gary G. Thompson



STATE OF OR
COUNTY OF Klamath) ss.:

On the 7th day of Feb in the year 2014 before me, the undersigned, a Notary Public in and for said State, personally appeared

Gayle Thompson and Gary G. Thompson

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.

MA Stuart
Notary Signature

MA Stuart
Notary Printed Name

Notary Public; State of OR
Qualified in the County of Klamath
My commission expires: 12/20/14

Official Seal:

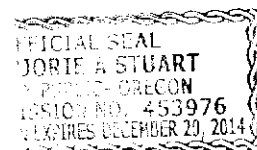
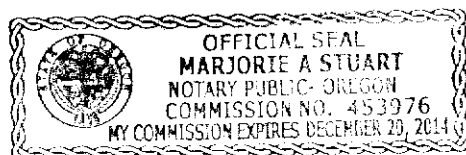


EXHIBIT A

PROPERTY DESCRIPTION

Lots 131, 136, and 137, CREGAN PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.