

2014-005633

Klamath County, Oregon

05/28/2014 08:55:21 AM

Fee: \$62.00

RECORDING COVER SHEET (Please Print or Type)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument

AFTER RECORDING RETURN TO:

FIRST AMERICAN TITLE INSURANCE CO.

1100 SUPERIOR AVENUE

SUITE 200

CLEVELAND, OH 44114

1) TITLE(S) OF THE TRANSACTION(S) ORS 205.234 (a)

MANUFACTURED HOME AFFIDAVIT OF AFFIXTURE

2) DIRECT PARTY / GRANTOR(S) ORS 205.125 (1)(b) AND 205.

ERNIE D WIGGINS & CORRINE M. WIGGINS

3) INDIRECT PARTY / GRANTEE(S) ORS 205.125(1)(a) AND 205.160

FREEDOM MORTGAGE CORPORATION

4) TRUE AND ACTUAL CONSIDERATION

ORS 93.030(5) - Amount in dollars or other

\$0.00

☐

Other

5) SEND TAX STATEMENTS TO:

6) SATISFACTION of ORDER or WARRANT

ORS 205.125(1)(e)

CHECK ONE
(If applicable)

☐
☐

FULL
PARTIAL

7) The amount of the monetary obligation imposed by the order or warranty. ORS 205.125 (1) ©

8) If this instrument is being Re-Recorded, complete that following statement, in accordance with ORS 205.244: "RERECORDED AT THE REQUEST OF FIRST AMERICAN INSURANCE CO. TO CORRECT THE LEGAL DESCRIPTION PREVIOUSLY RECORDED IN BOOK __AND PAGE __, OR AS FEE NUMBE 2013-066336."

MANUFACTURED HOME AFFIDAVIT OF AFFIXTURE

STATE OF Oregon)
COUNTY OF Klamath) ss.:

BEFORE ME, the undersigned notary public, on this day personally appeared

Ernie D Wiggins & Corinne M. Wiggins

known to me to be the person(s) whose name(s) is/are subscribed below (each a "Homeowner"), and who, being by me first duly sworn, did each on his or her oath state as follows:

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

1998 Moduline Concept-28820 1-18257AEB 66'4" x 27'6"
New/Used Year Manufacturer's Name Model Name and Model No. Manufacturer's Serial No. Length / Width
Manufacturer's List Price \$ Unknown

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.

4. The Home is or will be located at the following "Property Address":

9780 Simpson Canyon Rd., Klamath Falls, Klamath Oregon 97601
Street or Route City County State Zip Code

5. The legal description of the real property where the Home is or will be permanently affixed ("Land") is:

SEE ATTACHED EXHIBIT "A"

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.

8. A Homeowner shall initial only one of the following, as it applies to the tax status of the Home

☐ The Home has not previously been assessed and taxed in this state as personal property.

☒ The Home shall be assessed and taxed as an improvement to the Land. The name and address of the person to whom the last tax statement for the mobile home was sent

is: 9780 Simpson Canyon Rd, Klamath Falls, Or;
the location of the Home when it was last taxed was:

9780 Simpson Canyon Rd, Klamath Falls, Or.

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 placed on the Land;
 - (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; and
 - (e) The Home is permanently connected to a septic tank or sewage system and other utilities such as electricity, water and natural gas.
16. This Affidavit is executed by Homeowner(s) pursuant to applicable state law.

IN WITNESS WHEREOF, Homeowner(s) has executed this Affidavit in my presence and in the presence of the undersigned witnesses on this 22nd day of April 2014.

Erin D. Wiggins
Homeowner #1

Witness

Corinne M. Wiggins
Homeowner #2

Witness

STATE OF Oregon)
COUNTY OF Klamath) ss.:

I, W. Gail Manchur, a Notary Public of the aforesaid County and State, do hereby certify that Homeowners personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official stamp or seal,

W. Gail Manchur
Notary Signature
W. Gail Manchur
Notary Printed Name

Notary Public; State of Oregon
Qualified in the County of Klamath
My commission expires: 4-8-2016



Lender's Statement of Intent:

The undersigned ("Lender") intends that the Home be an immoveable fixture and a permanent improvement to the Land.

FREEDOM MORTGAGE CORPORATION

By: Maria Gallucci

Authorized Signature

STATE OF New Jersey)
) ss:
COUNTY OF Burlington)

I, Colleen Eckert, a Notary Public of the aforesaid County and State, do hereby certify that an authorized officer of Freedom Mortgage Corporation personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official stamp or seal,

Colleen Eckert
Notary Signature

Colleen Eckert
Notary Printed Name

Notary Public; State of New Jersey
Qualified in the County of Burlington
My commission expires on Colleen Eckert
My Notary Expires
April 6, 2014



ATTENTION COUNTY RECORDER. 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 Security Instruments on real estate are recorded.

ALTA Commitment
ALTA Extended Loan Policy

ORDER NO: 8294588n
FILE NO: 8294588n
CUSTOMER REF: 0088529334

LEGAL DESCRIPTION

The land referred to in this policy is situated in the STATE OF **Oregon**, COUNTY OF **KLAMATH**, and described as follows:



Lot 3 of Tract 1310 - PLUM VALLEY II, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH A MULTIWIDE MANUFACTURED HOME, which is permanently affixed and attached to the land and is part of the Real Property and which, by intention of the parties, shall constitute a part of the realty and shall pass with it:

Year/Make: 1999/MODULE
L X W: 66X27
VIN #: 118257

APN: R878673

Commonly known as: 9780 SIMPSON CANYON RD, KLAMATH FALLS, OR 97601

 **WIGGINS**
48594738 OR
FIRST AMERICAN ELS
AFFIXATION AFFIDAVIT MAN. HOME


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