

2014-006041

Klamath County, Oregon



00154352201400060410050058

06/09/2014 09:47:31 AM

Fee: \$62.00

Record and Return to:

Alexandria Ellis
Wells Fargo Home Mortgage
2701 Wells Fargo Way
MAC: X9998-01L
Minneapolis, MN 55467

Title Document:

Manufactured Home Power of Attorney

Date of Document:

7/25/2011

Grantor (s):

Marla Hanlon-Abeita and Jan A Abeita

Grantor's Address:

6080 Uhrmann Road, Klamath Falls, OR 97601

Grantee(s):

Wells Fargo Home Mortgage

Grantee's Address:

2701 Wells Fargo Way, X9998-01L, Minneapolis, MN 55467

Reason for Recording:

Recording Manufactured Home Power of Attorney, Deed of Trust recorded on 7/29/2011
Instrument #: 2011-08788.

Record and Return [] by Mail [] by Pickup to:

FINAL DOCS T7408-01F

4101 WISEMAN BLVD BLDG 108

SAN ANTONIO, TX 78251-4200

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:

6080 UHRMANN RD

Street Address

KLAMATH FALLS, OR 97601

("Present Address").

City, State Zip, County

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

USED **1990** **GOLDEN WEST** **BD521W-4** **042 x 027**

New/Used Year Manufacturer's Name Model Name or Model No. Length x Width

BD9342

BD9342

Serial No.

Serial No.

Serial No.

Serial No.

permanently affixed to the real property located at 6080 UHRMANN ROAD

Street Address

KLAMATH FALLS, KLAMATH, OR 97601

("Property Address") and as more

City, County, State Zip

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Initial: *mha*

NMFL # 7110 (MALA) Rev 2/4/2008

JCC



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 JULY 18, 2011 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.

fga

WITNESS my hand and seal this 25th day of July 2011.

Borrower
MARLA HANLON-ABEITA

Witness

Borrower
JAN A. ABEITA

Witness

Borrower

Witness

Borrower

Witness

STATE OF OREGON)
) ss.:
COUNTY OF KLAMATH)

On the 25th day of July in the year 2011
before me, the undersigned, a Notary Public in and for said State, personally appeared
MARLA HANLON-ABEITA and JAN A. ABEITA
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.

Jo Ann R. Siebecke
Notary Signature

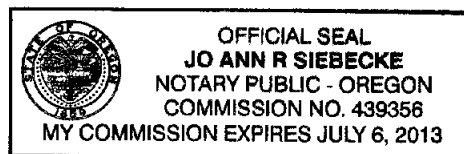
JO ANN R. SIEBECKE
Notary Printed Name

Notary Public, State of OREGON

Qualified in the County of KLAMATH

My Commission expires: 07.06.2013

Official Seal:



Drafted By: MARIAN RENET MILLS [] Check if Construction Loan

**EXHIBIT A
LEGAL DESCRIPTION**

A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 38 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, STATE OF OREGON. DESCRIBED AS FOLLOW:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AFORESAID AND THE SOUTHERLY RIGHT OF WAY LINE OF A COUNTY ROAD, SAID POINT BEING 251.62 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7; THENCE SOUTH A DISTANCE OF 449.9 FEET; THENCE EAST A DISTANCE OF 156 FEET; THENCE NORTH A DISTANCE OF 388.66 FEET; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE NORTH 68° 34" WEST A DISTANCE OF 167.59 FEET TO THE POINT OF BEGINNING.