

2014-006965

Klamath County, Oregon



00155492201400069650060063

07/01/2014 10:58:45 AM

Fee: \$67.00

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.

THIS SPACE RESERVED FOR USE BY
THE COUNTY RECORDING OFFICE

AFTER RECORDING RETURN TO:

Wells Fargo Home Mortgage
Attn: Eileen Guzman, MACx9998-01L
2701 Wells Fargo Way
Minneapolis, MN 55467

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

REAL PROPERTY AND MANUFACTURED HOME LIMITED
POWER OF ATTORNEY

2) DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) and 205.160

MAYS, DANNY
MAYS, TENA

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

WELLS FARGO BANK, N.A.

4) TRUE AND ACTUAL CONSIDERATION
ORS 93.030(5) – Amount in dollars or other

\$ _____ ☐ Other

5) SEND TAX STATEMENTS TO:**6) SATISFACTION of ORDER or WARRANT**
ORS 205.125(1)(e)

CHECK ONE: ☐ FULL
(If applicable) ☐ PARTIAL

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

\$ _____

8) If this instrument is being Re-Recorded, complete the following statement, in accordance with ORS 205.244: "RERECORDED AT THE REQUEST OF _____

TO CORRECT _____

PREVIOUSLY RECORDED IN BOOK _____ AND PAGE _____, OR AS FEE
NUMBER _____."

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.

April 22, 2014

Date

Klamath County, OR

Place of Recording

Record and return to:

Wells Fargo Home Mortgage

Attn: Eileen T Guzman

2701 Wells Fargo Way

MAC: X9998-01L

Minneapolis, MN 55467

Instrument Prepared By:

Wells Fargo Home Mortgage

TANG XIONG

2701 Wells Fargo Way, X9998-01L

Minneapolis, MN 55467

Preparer's Signature

Homeowner/Borrower Name(s):

DANNY MAYS

Borrower #1

Borrower #3

Legal Description:

Tax Parcel Number: _____

Legal Description at Page 5.

Lot	Block	Plat or Section
Township Range		Quarter / Quarter Section

TENA MAYS

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:

9388 SPOONBILL DR BONANZA KLAMATH OR 97623

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

USED 2007 KARSTEN NA NA 061 x 027

New / Used Year Manufacturer's Name Model Name or Number Length / Width

STA028550ORA STA028550ORB

Serial Number Serial Number Serial Number Serial Number

Permanently affixed to the real property located at:

9388 SPOONBILL DR BONANZA KLAMATH OR 97623

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 FEBRUARY 22, 2012 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 11th day of June, 2014.

(SEAL)

Borrower #1
DANNY MAYS

Witness

Borrower #2
TENA MAYS

Witness

Borrower #3

Witness

(SEAL)

Borrower #4

Witness

STATE OF Oregon)
) ss.:
COUNTY OF Klamath)

On the 11th day of June in the year 2014 before me, the undersigned, a Notary Public in and for said State, personally appeared

DANNY MAYS AND TENA MAYS

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.

Alexandrea R DeVos
Notary Signature

Alexandrea R DeVos
Notary Printed Name

Notary Public; State of Oregon

Qualified in the County of Klamath

My commission expires: March 20, 2018

Official Seal:

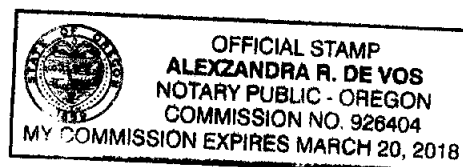


EXHIBIT A

PROPERTY DESCRIPTION

The legal description of the Property Address ("Land") is typed below or please see attached legal description:

Lot 8 in Block 29 of KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 2 according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.