

RECORDING COVER SHEET

ALL TRANSACTIONS, PER ORS 205.234

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)

Fidelity National Title
4411 NE Sandy Blvd
Portland, OR 97213

This Space For County recording Use Only

2016-002977

Klamath County, Oregon

03/21/2016 03:35:47 PM

Fee: \$52.00

1. **NAME(S) OF THE TRANSACTION(S)**, described in the attached instrument and required by ORS 205.234(a). (i.e. Warranty Deed)

Note: Transaction as defined by ORS 205.010 " means any action required or permitted by state law or rule or 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."

LIMITED POWER OF ATTORNEY

2. **DIRECT PARTY**, name(s) of the person(s) described in ORS 205.125(l)(b) or **GRANTOR**, as described in ORS 205.160.

V MORTGAGE REO 1, LLC

3. **INDIRECT PARTY**, name(s) of the person(s) described in ORS 205.125(l)(a) or **GRANTEE**, as described in ORS 205.160.

NEW PENN FINANCIAL, LLC

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.

NA

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.

NA

Amended Title 33275 am

JAN 28 2016

DATE
CERTIFIED TO BE A TRUE AND CORRECT COPY
OF DOCUMENT ON FILE IN THIS OFFICE

LIMITED POWER OF ATTORNEY

REGISTER OF DEEDS, GREENVILLE COUNTY

V Mortgage REO 1, LLC ("Grantor") has engaged New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing ("Shellpoint") to service a portfolio(s) of loans on Grantor's behalf (the "Assets") pursuant to that certain Servicing Agreement dated as of December 5, 2013 between Grantor and Shellpoint (the "Agreement"). Grantor provides this Limited Power of Attorney to Shellpoint to give Shellpoint the authority to service the Assets.

Now, therefore, Grantor does hereby constitute and appoint Shellpoint the true and lawful attorney-in-fact of Grantor and in Grantor's name, place and stead for the following purposes:

- a. receive, endorse and collect all checks or other instruments and satisfactions of Mortgage Loan or other security instruments;
- b. executing any to assign or endorse any Mortgage, deed of trust, promissory note or other instrument related to the Mortgage Loans;
- c. correct any assignment, mortgage, deed of trust or promissory note or other instrument related to the Mortgage Loans;
- d. complete and execute lost note affidavits or other lost document affidavits related to the Mortgage Loans;
- e. issue title requests and instructions related to the Mortgage Loans;
- f. declare defaults with respect to a Mortgage Loan or Mortgaged Property;
- g. give notices of intention to accelerate and of acceleration and of any notice as reasonably necessary or appropriate;
- h. post all notices as required by law and the Mortgage Loan Documents, including the debt instruments and the instruments securing a Mortgage Loan in order to foreclose or otherwise enforce the security instruments;
- i. pursue appropriate legal action and conduct of the foreclosure or other form of sale and/or liquidation, issue binding instructions with respect to such sale, executing all documents including all deeds and conveyances necessary to effect such sale and/or liquidation; *provided* that the Servicer shall not initiate any action, suit or proceeding in Client's name without indicating Servicer's representative capacity;
- j. conduct eviction or similar dispossession proceedings;
- k. take possession of collateral on behalf of Client;
- l. execute any documents or instruments necessary for the offer, listing, closing of sale, and conveyance of Mortgaged Property by foreclosure or other process, including but not limited to grant, warranty, quit claim and statutory deeds or similar instruments of conveyance;
- m. execute any documents or instruments in connection with any bankruptcy or receivership of an obligor or mortgagor on a Mortgage Loan;
- n. file suit and prosecute legal actions against all parties liable for amounts due under a Mortgage Loan, including but not limited to, any deficiency amounts due following foreclosure or other acquisition or disposition of Mortgaged Property;
- o. execute all necessary documents to file claims with insurers on behalf of Client;
- p. assign, convey, accept, or otherwise transfer the interest in any Mortgaged Property on behalf of Client; and
- q. take such other actions and exercise such rights which may be taken by Client with respect to any Mortgaged Property, including but not limited to, realization upon all or any part of a Mortgage Loan or any collateral therefor or guaranty thereof.

Grantor further grants to Shellpoint as its attorney-in-fact full authority to act in any manner both proper and necessary to exercise the foregoing powers, and ratifies every act that Shellpoint may lawfully perform in exercising those powers by virtue thereof.

This Limited Power of Attorney shall be effective as of the date executed below (the "Effective Date)."

The Grantor may revoke this Limited Power of Attorney.

This Limited Power of Attorney shall expire upon the earlier of (i) two (2) years from the Effective Date, or (ii) upon being revoked by the Grantor.

IN WITNESS THEREOF, Grantor has executed this Limited Power of Attorney this 10th day of September, 2015.

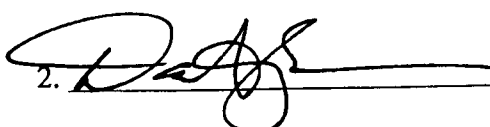
Grantor:

V Mortgage REO 1, LLC

Witnessed by:

By: VML 2014-NPL1 GP, LLC, its Managing Member

By: 
Name: **Nathan J. Geske**
Title: **Manager**

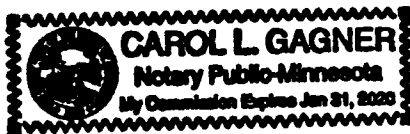
1. 
2. 

STATE OF: Minnesota

COUNTY OF: Hennepin

On the 10th day of September in the year 2015 before me, the undersigned, personally appeared Nathan J. Geske, personally known to me or provided to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

IN WITNESS THEREOF, I have hereunto set my hand and affixed by official seal the day and year in this certificate first above written.




Notary Public