

2016-005440

Klamath County, Oregon

05/24/2016 10:43:55 AM

Fee: \$87.00

Return To:
ServiceLink
East Recording Department
4000 Industrial Blvd
Aliquippa, PA 15001
#19678159

Tax Account
No. R460799

MANUFACTURED HOME LIMITED POWER OF ATTORNEY

51835AM

00025238801108015

[Escrow/Closing #]

[Doc ID #]

The undersigned borrower(s), whether one or more, each referred to below as "I" or "me," residing at

8821 GROUND SQUIRREL DR, BONANZA
Street Address City
OREGON, 97623 KLAMATH ("Present Address").
State Zip County

Buyer/Owner of the following manufactured home:

1998 MODULINE
Year Manufacturer's Name
MODULINE 28641 1-17330 27 X 51
Model Name/Model No. Manufacturer's Serial No. Length/Width

permanently affixed to the real property located at

8821 GROUND SQUIRREL DR
BONANZA, OR 97623-8795
[Property Address]

and as more particularly described on Exhibit A attached hereto (the "Real Property"), does hereby irrevocably
make, constitute, appoint and authorize with full powers of substitution,

BANK OF AMERICA, N.A.

Manufactured Home Limited Power of Attorney

1E226-XX (10/08)(d/i)

Page 1 of 4



* 2 3 9 9 1 *

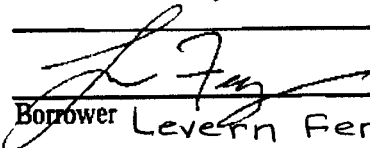


* 2 5 2 3 8 8 0 1 1 0 0 0 0 1 E 2 2 6 *

("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 or other documentation as may be necessary or proper to carry out the terms and provisions of the Security Instrument executed by the undersigned 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 or other documentation as may be necessary or proper to make application for and obtain the Certificate of Title for the manufactured home designated above, 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 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 real estate described in Exhibit A to be eligible for sale to 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 which may from time to time be deemed necessary to perfect, preserve and protect Lender's security interest in the Real Property, the manufactured home, 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 or other documentation are prepared the serial number for the manufactured housing unit may not be available. The manufactured housing unit may be a factory order in the process of being constructed. Immediately, upon receipt of the serial number, I understand and agree that the above items may be completed and corrected 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 document.

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 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 Power of Attorney shall not be affected by my subsequent incapacity, disability, or incompetence. I do further grant unto said Attorney-in-Fact 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 20th day of AUGUST, 2015.


Borrower Levern Ferguson

Witness

Printed Name

Witness

Borrower

Witness

Printed Name

Witness

STATE OF _____)
COUNTY OF _____) ss.

I, _____, a Notary Public of the aforesaid County and
State, do hereby certify that _____ personally appeared
before me this day and acknowledge the due execution of the foregoing instrument.

WITNESS my hand and official stamp or seal, this _____ day of _____

See attached
(Official Seal)

NOTARY PUBLIC, State of _____

My Commission Expires: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

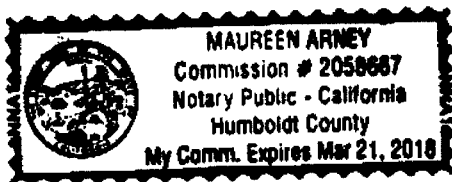
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not to the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF DEL NORTE

On August 20, 2015 before me Maureen Arney - Notary Public personally appeared

LEVERN FERGUSON



who proved to me on the basis of satisfactory evidence to be the person(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 authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Maureen Arney
Notary Signature

OPTIONAL INFORMATION

The information in this section is not required by law. However, it may prove valuable to persons relying on the document and could prevent fraudulent removal and re-attachment of this form to another document.

Description of Attached Document

Title or Type of Document: MANUFACTURED HOME LIMITED POWER OF ATTORNEY

Document Date: AUGUST 20, 2015 Number of Pages: 4

Signer(s) Other Than Named Above: NONE

Loan # 252388011

EXHIBIT "A"
LEGAL DESCRIPTION

Lots 20 and 21 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.