

2017-010746

Klamath County, Oregon

09/22/2017 09:20:00 AM

Fee: \$57.00

RECORDING COVER SHEET

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:

TRUSTEE CORPS
17100 Gillette Ave
Irvine, CA 92614

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

Limited Power of Attorney

5929549

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

The Bank of New York Mellon (fka The Bank of New York)

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

Sun Trust Mortgage, Inc.

4) TRUE AND ACTUAL CONSIDERATION

ORS 93.030(5) – Amount in dollars or other

\$

☐ Other

5) SEND TAX STATEMENTS TO:

The Bank of New York Mellon FKA The Bank of New York as Trustee for MASTR Alternative Loan Trust 2006-2, Mortgage Pass-Through Certificates, Series 2006-2 c/o Sun Trust Mortgage, Inc.
1001 Semmes Ave.
Richmond, VA 23224

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 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 TO CORRECT

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

After recording return to:

SunTrust Mortgage, Inc.
Mail Code RW3013
1001 Semmes Ave
Richmond, VA 23224
Attn: Lien Release Manager

LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that the undersigned **The Bank of New York Mellon (fka The Bank of New York)**, having its main office at 101 Barclay St., New York, New York 10286 (the "Bank"), hereby appoint, **Sun Trust Mortgage, Inc.**, as Servicer, to be the Bank's true and lawful Attorneys-in-Fact (the "Attorneys") to act in the name, and on behalf, of the Bank with power to do only the following in connection with **MASTR Alternative Loan Trust 2006-2**, on behalf of the Bank:

1. The modification or re-recording of a Mortgage or Deed of Trust, where said modification or re-recordings is for the purpose of correcting the Mortgage or Deed of Trust to conform same to the original intent of the parties thereto or to correct title errors discovered after such title insurance was issued and said modification or re-recording, in either instance, does not adversely affect the lien of the Mortgage or Deed of Trust as insured.
2. The subordination of the lien of a Mortgage or Deed of Trust to an easement in favor of a public utility company of a government agency or unit with powers of eminent domain; this section shall include, without limitation, the execution of partial satisfactions/releases, partial reconveyances or the execution or requests to trustees to accomplish same.
3. The conveyance of the properties to the mortgage insurer, or the closing of the title to the property to be acquired as real estate owned, or conveyance of title to real estate owned.
4. The completion of loan assumption agreements and modification agreements.
5. The full or partial satisfaction/release of a Mortgage or Deed of Trust or full conveyance upon payment and discharge of all sums secured thereby, including, without limitation, cancellation of the related Mortgage Note.
6. The assignment of any Mortgage or Deed of Trust and the related Mortgage Note, in connection with the repurchase of the mortgage loan secured and evidenced thereby.
7. The full assignment of a Mortgage or Deed of Trust upon payment and discharge of all sums secured thereby in conjunction with the refinancing thereof, including, without limitation, the assignment of the related Mortgage Note.
8. With respect to a Mortgage or Deed of Trust, the foreclosure, the taking of a deed in lieu of foreclosure, or the completion of judicial or non-judicial foreclosure or termination, cancellation or rescission of any such foreclosure including, without limitation, any and all of the following acts:
 - a) The substitution of trustee(s) serving under a Deed of Trust, in accordance with state law and the Deed of Trust.
 - b) The preparation and issuance of statements of breach or non-performance;
 - c) the preparation and filing of notices of default and/or notices
 - d) the cancellation/rescission of notices of default and/or notices of sale;
 - e) the taking of a deed in lieu of foreclosure; and

- f) the preparation and execution of such other documents and performance of such other actions as may be necessary under the terms of the Mortgage, Deed of Trust or state law to expeditiously complete said transactions in paragraphs 8.a. through 8.e., above; and

9. to execute any other documents referred to in the above-mentioned documents or that are ancillary or related thereto or contemplated by the provisions thereof; and

to do all things necessary or expedient to give effect to the aforesaid documents including, but not limited to, completing any blanks therein, making any amendments, alterations and additions thereto, to endorse which may be considered necessary by the Attorney, to endorse on behalf of the Trustee all checks, drafts and/or negotiable instruments made payable to the Trustee in respect of the documents, and executing such other documents as may be considered by the Attorney necessary for such purposes.

The relationship of the Bank and the Attorney under this, Power of Attorney is intended by the parties to be that of an independent contractor and not that of a joint venturer, partner, or agent.

This Power of Attorney is effective for one (1) year from the date hereof or the earlier of (i) revocation by the Bank, (ii) the Attorney shall no longer be retained on behalf of the Bank or an affiliate of the Bank; or (iii) the expiration of one year from the date of execution.


The authority granted to the Attorney by the Power of Attorney is not transferable to any other party or entity.


This Agreement shall be governed by, and construed in accordance with, the laws of the State of New York without regard to its conflicts of law principles.

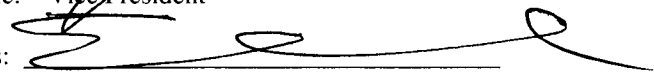
All actions heretofore taken by said Attorney, which the Attorney could properly have taken pursuant to this Power of Attorney, be, and hereby are, ratified and affirmed.


IN WITNESS WHEREOF, **The Bank of New York Mellon (fka The Bank of New York)**, as Trustee, pursuant to that Pooling and Servicing Agreement among the Master Servicer, Trust Administrator, Custodian and the Trustee, dated as of March 1, 2006, and these present to be signed and acknowledged in its name and behalf by Gerard F. Facendola its duly elected and authorized Managing Director this 26th day of October, 2016.

The Bank of New York Mellon (fka The Bank of New York, as Trustee for the holders of MASTR Alternative Loan Trust 2006-2

By: 
Name: Gerard F. Facendola
Title: Managing Director

By: 
Name: Andrew M. Cooper
Title: Vice President

Witness: 
Edward Cofie

Witness: 
Nicholas J. Grieco

ACKNOWLEDGEMENT

STATE OF New York §
§
COUNTY OF New York §

On the 26th day of October in the year of 2016, before me, the undersigned, personally appeared Gerard F. Facendola, personally known to me or proved 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 executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.


NOTARY PUBLIC

My Commission expires:

ALEXANDER TITUS TONGE
Notary Public, State of New York
No. 01TO6278785
Qualified in Kings County
Commission Expires March 25, 2017