

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.

This Space For

2018-002772

Klamath County, Oregon

03/13/2018 03:30:01 PM

Fee: \$57.00

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

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.

Wilmington Savings Fund Society

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

ALTA Residential Solutions, 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

Return To: Amerity 168860 AM

LIMITED POWER OF ATTORNEY

Recording Requested By

And When Recorded Mail To:

Alta Residential Solutions, LLC

300 310 Data Drive, Suite 110

Draper, UT 84020

Attn: Laura Ferris

KNOW ALL MEN BY THESE PRESENTS, that Wilmington Savings Fund Society, FSB d/b/a Christiana Trust, not individually but as Trustee for Pretium Mortgage Acquisition Trust, as REO Owner ("**REO Owner**"), hereby constitutes and appoints Alta Residential Solutions, LLC ("**Subservicer**"), by and through Subservicer's officers, REO Owner's true and lawful Attorney-in-Fact, in REO Owner's name, place and stead and for REO Owner's benefit, in connection with those certain real estate owned properties (each an "**REO Property**") subserviced by Subservicer pursuant to the Subservicing Agreement among Subservicer, REO Owner and the other parties named therein dated as of August 8, 2016 (the "**Subservicing Agreement**"), solely for the purpose of performing such acts and executing such documents in the name of REO Owner as may be customarily and reasonably necessary and appropriate to effectuate the following enumerated actions in respect of any REO Property for which the undersigned is REO Owner and for which Subservicer is performing such services, subject to the terms and conditions of the Subservicing Agreement; provided, however, that no authority is granted hereunder or in the Subservicing Agreement to take any action that would be adverse to the interests of REO Owner or any of its officers, members, or affiliates.

This appointment shall apply to the following enumerated actions only:

1. With respect to the marketing and sale of REO Property, the execution of the following documentation:
 - a. listing agreements;
 - b. sale agreements;
 - c. deeds causing the transfer of title of the property to a party contracted to purchase same;
 - d. escrow instructions; and
 - e. any and all documents necessary to effect the transfer of the applicable REO Property or otherwise approved by REO Owner in writing.
2. The negotiation, preparation, completion, execution, delivery, recording and filing of any and all other instruments in connection with Subservicer's servicing, managing and disposing of the REO Property (including, without limitation, any documents relating to an eviction, repair, rehabilitation, maintenance, marketing, and/or sale of any such REO Property).

The undersigned gives said Attorney-in-Fact full power and authority to execute such instruments and to do and perform all and every act and thing necessary and proper to carry into effect the power or powers expressly granted by or under this Limited Power of Attorney, each subject to the terms and conditions set forth in the Subservicing Agreement and in accordance with the standard of care set forth in the Subservicing Agreement as fully as the undersigned

might or could do, and hereby does ratify and confirm to all that said Attorney-in-Fact shall lawfully do or cause to be done such actions by authority hereof. This Limited Power of Attorney shall be effective as of August 8, 2016 and shall remain in force and effect as a limited and revocable power of attorney which may be revoked at any time in writing by REO Owner.

To the extent permitted by applicable law, the terms and provisions of the Subservicing Agreement shall control in the event of any conflict or ambiguity between such terms or provisions and this Limited Power of Attorney.

Third parties without actual notice may rely upon the exercise of the power granted under this Limited Power of Attorney, and may be satisfied that this Limited Power of Attorney shall continue in full force and effect and has not been revoked unless an instrument of revocation has been made in writing by the undersigned.

It is expressly understood and agreed by the Attorney-in-Fact and any person relying on this Power of Attorney that (a) the Subservicing Agreement and this Power of Attorney is executed and delivered by Wilmington Savings Fund Society, FSB, not individually or personally, but solely as Trustee, in the exercise of the powers and authority conferred and vested in it, (b) each of the representations, undertakings and agreements made in the Subservicing Agreement or in this Power of Attorney on the part of the REO Owner or Trustee is made and intended not as personal representations, undertakings and agreements by Wilmington Savings Fund Society, FSB but is made and intended for the purpose of binding only the REO Owner, (c) nothing in the Subservicing Agreement or herein contained shall be construed as creating any liability on Wilmington Savings Fund Society, FSB, individually or personally, to perform any covenant either expressed or implied contained in the Subservicing Agreement or herein of the Trustee or the REO Owner, all such liability, if any, being expressly waived by the Attorney-in-Fact and any person relying on this power of attorney and by any person claiming by, through or under the Attorney-in-Fact or such person, (d) Wilmington Savings Fund Society, FSB has made no investigation as to the accuracy or completeness of any representations and warranties made in the Subservicing Agreement or herein and (e) under no circumstances shall Wilmington Savings Fund Society, FSB be personally liable for the payment of any indebtedness or expenses of the Trustee or REO Owner or be liable for the breach or failure of any obligation, representation, warranty or covenant made or undertaken by the Trustee or REO Owner under the Subservicing Agreement, this Power of Attorney or any other related documents.

Notwithstanding anything herein to the contrary, this Power of Attorney does not, and is not intended to, and will not be construed to, grant any authority to the Attorney-in-Fact to (i) expand, increase, incur, or otherwise impose any duties, liabilities or obligations of or on the Trustee, as trustee or in its individual capacity, or (ii) provide any guaranty, indemnity or property of the Trustee, as trustee or in its individual capacity, for any reason whatsoever.


might or could do, and hereby does ratify and confirm to all that said Attorney-in-Fact shall lawfully do or cause to be done such actions by authority hereof. This Limited Power of Attorney shall be effective as of August 8, 2016 and shall remain in force and effect as a limited and revocable power of attorney which may be revoked at any time in writing by REO Owner.

To the extent permitted by applicable law, the terms and provisions of the Subservicing Agreement shall control in the event of any conflict or ambiguity between such terms or provisions and this Limited Power of Attorney.

Third parties without actual notice may rely upon the exercise of the power granted under this Limited Power of Attorney, and may be satisfied that this Limited Power of Attorney shall continue in full force and effect and has not been revoked unless an instrument of revocation has been made in writing by the undersigned.

IN WITNESS WHEREOF, Wilmington Savings Fund Society, FSB d/b/a Christiana Trust, not individually but as Trustee for Pretium Mortgage Acquisition Trust, as REO Owner pursuant to the Agreement, has caused this Limited Power of Attorney to be signed and acknowledged in its name and on its behalf by Jeffrey Everhart, its duly elected and authorized Vice President as of December 21, 2017.

Wilmington Savings Fund Society, FSB d/b/a Christiana Trust, not individually but as Trustee for Pretium Mortgage Acquisition Trust

By: 
Name: Jeffrey Everhart
Title: Vice President

Witness No. 1:

Signature: 
Name: Alex Kaplan

Witness No. 2:

Signature: 
Name: Christopher Johnson

STATE OF Delaware
COUNTY OF New Castle

On December 21, 2017, before me, the undersigned, a Notary Public in and for said state, personally appeared Jeffrey Everhart of Wilmington Savings Fund Society, FSB d/b/a Christiana Trust, not individually but as Trustee for Pretium Mortgage Acquisition Trust, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she/he executed that same in her/his authorized capacity, and that by her/his signature on the instrument the entity upon behalf of which the person acted and executed the instrument.

WITNESS my hand and official seal.

(SEAL)


Notary Public

