

2018-002918

Klamath County, Oregon

03/16/2018 02:28:01 PM

Fee: \$57.00

RECORDING REQUESTED BY:
Title365 Company

AND WHEN RECORDED MAIL TO:

Until a change is requested,
all tax statements shall be sent
to the following address:

Robert Vogels & Denise Vogels
10 Shinning Oaks Drive
Littleton, CO 80127

Escrow No.: **OR-1175-YC**
Tax ID: **R889209**

This area reserved for County Recorder

SPECIAL WARRANTY DEED

Bank of America, N.A., conveys and specially warrants to **Robert Prescott Vogels & Denise Ann Vogels as tenants by the entirety**, Grantee, the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein:

The following real property situated in **Klamath County, Oregon**:

Lot 948, Running Y Resort, Phase 11, First Addition, according to the official plat thereof on file in the Office of the County Clerk, Klamath County, Oregon.

Property commonly known as: **Lot 948 Running Y Resort, Klamath Falls, OR 97601**

This property is free of all encumbrances created, **EXCEPT: Exceptions to the covenants described in ORS 93.855(2)**

The true consideration for this conveyance is **\$ 92,500.00**

The Grantor for itself and for its successors in interest does by these presents expressly limit the covenants of the deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and does hereby warrant and will defend the title to the property against all persons who may lawfully claim the same by, through or under the Grantor.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Title365 Company as Attorney-in-Fact for
Bank of America, National Association

Dated: March 9, 2018

By: [Signature] 3-9-18

Name: Jennifer Torres

Title: Deed Team Lead

Employer: Title365 Company

State of Florida

County of Orange

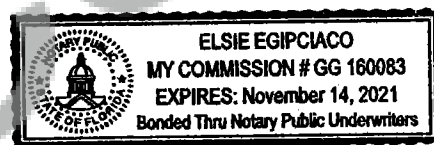
On March 9, 2018 before me Elsie Egipciaco, Notary Public, personally appeared Jennifer Torres, its Deed Team Lead for **Title365 Company, As Attorney-In-Fact for Bank of America, N.A.**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the 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 Florida that the forgoing paragraph is true and correct.

My commission expires: 11/14/21

(Seal)

[Signature] 3-9-18
Notary Public
Elsie Egipciaco



Anticrillo
 MTC 212445 AM

BANK OF AMERICA, NATIONAL ASSOCIATION

LIMITED POWER OF ATTORNEY

BANK OF AMERICA, NATIONAL ASSOCIATION, a national banking association ("BANA"), and Title365 Company ("Vendor") are parties to that certain Master Services Agreement, Agreement Number CW891979 dated, made or effective as of August 23, 2017 (the "Agreement"). Capitalized terms used herein and not defined shall have the meanings given such terms in the Agreement. In furtherance of the parties' rights and obligations under the Agreement, BANA does hereby make, constitute, and appoint each of the following employees of Vendor:

Jennifer Torres
 Kristina Bohrn
 Susan Stoakes
 Carolyn Guenther
 Lynn Falloretta
 Lani Ford
 Lindsay Nichols Changle
 Lucie Lenz
 Lindsey Powell
 Jessica Rayanne Gaudreau

DEBORAH BARDELLA RECORDER OF DEEDS WASHINGTON, PA Pennsylvania	
INSTRUMENT NUMBER 201723872	
RECORDED ON Sep 14, 2017 9:58:00 AM Total Pages: 2	
RECORDING FEES	\$22.50
TOTAL PAID	\$22.50
INV: 694244 USER: AH	

as an Attorney-in-Fact for BANA (an "Attorney-in-Fact") acting for BANA and in BANA's name, place and stead, for BANA's use and benefit, to bind BANA by each of his/her execution of those agreements and documents related to: (a) the conveyance of a real estate owned (REO) property from BANA to the contracted buyer and/or the United States Secretary of Housing and Urban Development (HUD) and (b) Satisfactions of Mortgage or Releases of Mortgage following a Deed in Lieu of Foreclosure. To that end, an Attorney-in-Fact may sign and bind BANA for only the below four (4) document types in which Bank of America is the grantor for properties located in the United States (excluding U.S. territories):

1. Warranty Deeds, Special Warranty Deeds, Quit Claim Deeds or the State/Jurisdiction Required Equivalent Deed (collectively "Conveyance Deeds");
2. State/Jurisdiction Specific Transfer Tax Documents to Accompany Conveyance Deeds;
3. Owner's Affidavits; and
4. Satisfactions or Releases of Mortgage.

Any documents executed by an Attorney-in-Fact in accordance with this Limited Power of Attorney shall fully bind and commit BANA and all other persons or entities may rely upon the execution thereof by the Attorney-in Fact as if executed by BANA and as the true and lawful act of BANA.

CERTIFIED AS A TRUE AND CORRECT COPY AS
 OR RECORD IN THE OFFICE OF RECORDER OF DEEDS
 WASHINGTON COUNTY, PENNSYLVANIA

Deborah Bardella
 RECORDER OF DEEDS

DATED

1-9-18

This Limited Power of Attorney shall expire upon the earlier of (i) such Attorney-in-Fact's resignation or termination from Vendor, (ii) such Attorney-in-Fact's realignment to another role within Vendor that does not require such Attorney-in-Fact to perform these duties, (iii) the termination of the Agreement or Order under which this Limited Power of Attorney is granted, (iv) the expiration date of the Agreement or Order under which this Limited Power of Attorney is granted, it being BANA's intent that this Limited Power of Attorney does not and shall not be effective during any renewal or extension of the term of any Agreement or Order and that a new limited power of attorney would be required at the time of any such renewal or extension, or (v) the date that BANA's written revocation is received by Vendor; provided, however, that the expiration shall have no impact on the documents executed by an Attorney-in-Fact for BANA prior to such expiration.

IN WITNESS WHEREOF, this Limited Power of Attorney has been executed and delivered by BANA to each Attorney-in-Fact on September 11, 2017.

BANK OF AMERICA, NATIONAL ASSOCIATION

By: Martina Coleman
 Print Name: Martina Coleman
 Title: Senior Vice President

State of Texas

County of Dallas

On this 11th day of September, 2017, before me, Christiny Lyon, the undersigned Notary Public, personally appeared Martina Coleman, known to me (or satisfactorily proven) to be the Senior Vice President of BANK OF AMERICA, N.A. and whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes therein expressed.

Given under my hand and seal of office this 11th day of September 2017.

Christiny Lyon 9/11/17
 Notary Public Christiny Lyon
 My Commission Expires 5/12/20

