

2018-005994

Klamath County, Oregon

05/16/2018 09:11:01 AM

Fee: \$72.00

Commitment Number: 180127447

After Recording Return To:
ServiceLink, LLC
1400 Cherrington Parkway
Moon Township, PA 15108

Grantee(s) Tax-Mailing Address:

Information Systems and Networks Corp. Shepherd Mall Office Complex 2401 NW 23rd Street, Suite 1D, Oklahoma City, OK 73107

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
R481810**

SPECIAL WARRANTY DEED

BANK OF AMERICA, N.A., whose mailing address is 7105 Corporate Drive, Plano, TX 75024, hereinafter grantor, for \$10.00 (Ten Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to SECRETARY OF HOUSING AND URBAN DEVELOPMENT, hereinafter grantee, whose tax mailing address is Information Systems and Networks Corp. Shepherd Mall Office Complex 2401 NW 23rd Street, Suite 1D, Oklahoma City, OK 73107, the following real property:

LOT 17 BLOCK 125 MILL ADDITION TO THE CITY OF KLAMATH FALLS ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

Property Address is: 2538 ORCHARD AVE, Klamath Falls, OR 97601

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Grantor warrants against all lawful claims of any person, claiming by, through or under grantor, but against no others.

Prior instrument reference: Instrument# 2018-004844

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

Executed by the undersigned on May 7, 2018

BANK OF AMERICA, N.A.

By SERVICELINK NLS, LLC, as Attorney-in-Fact for Bank of America, N.A.

By: 

Print Name: Kaitlyn Turnley

Title: Assistant Vice President

Employer: ServiceLink NLS, LLC

5.7.18

Date

* See Exhibit "B"

STATE OF PENNSYLVANIA
COUNTY OF ALLEGHENY

SWORN TO and subscribed before me this 7 day of May, 2018, by Kaitlyn Turnley, as an Assistant Vice President of ServiceLink NLS, LLC, Attorney-in-Fact for Bank of America, N.A., He/she ☐ is personally known to me or (X) produced Driver's License as identification.

In Testimony Whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.



Notary Public

Printed Name: **TAMARA L. CLAWSON**

5/7/18

Date

My commission expires: **MY COMMISSION EXPIRES**
MAY 23, 2020

This instrument prepared by:
Pamela isoldi
1400 Cherrington Parkway
Moon Township, PA 15108

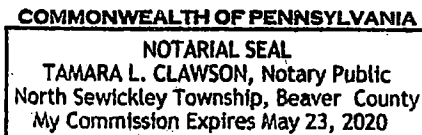


Exhibit "B"

Allegheny County
Jerry Tyskiewicz
Department of Real Estate
Pittsburgh, PA 15219

**** Electronically Filed Document ****

****DO NOT REMOVE-THIS PAGE IS PART OF THE RECORDED DOCUMENT****

Document Number: 2017-1458

Recorded As: ERX-POWER OF ATTORNE

Recorded On: September 12, 2017

Recorded At: 02:02:24 pm

Number of Pages:4

Book-VI/Pg: Bk-PA VI-809 Pg-161

Recording Fee: \$50.00

Parties:

BANK AMERICA N A

HOGUE CHARLES

Receipt Number: 3305342

Processed By: Theresa Greil

I hereby certify that the within and foregoing was recorded in the Department of Real Estate's Office in Allegheny County, PA

****DO NOT REMOVE-THIS PAGE IS PART OF THE RECORDED DOCUMENT****




Jerry Tyskiewicz, Director
Rich Fitzgerald, County Executive

AFTER RECORDING MAIL TO:

ServiceLink – Attn: Post close

1400 Cherrington Parkway

Moon Township PA 15108

ORDER#

160268391

LIMITED POWER OF ATTORNEY

DOCUMENT TITLE

BANK OF AMERICA, NATIONAL ASSOCIATION**LIMITED POWER OF ATTORNEY**

BANK OF AMERICA, NATIONAL ASSOCIATION, a national banking association ("BANA"), and ServiceLink Holdings, LLC ("ServiceLink") are parties to that certain General Services Agreement, Agreement Number CW503646 dated, made or effective as of December 22, 2014 (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 ServiceLink's affiliate, ServiceLink NLS, LLC ("Vendor"):

Charles Hogue
Marissa Viti
Sandra Bracken
Lauren Pyzoha
Kaitlyn Turnley
Carissa Caputo
Jennifer Schalip
Gladys Franco
Megan Mills
Bryana Jones
Jason DaSilva
Sheree Carter
Tim Mercer
Jay Anderson

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: (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.

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

