

**2018-012847**

**Klamath County, Oregon**

10/19/2018 03:53:01 PM

Fee: \$112.00

**RECORDING COVER SHEET (Please Print or Type)**

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.

*THIS SPACE RESERVED FOR USE BY  
THE COUNTY RECORDING OFFICE*

**AFTER RECORDING RETURN TO:**

Amerititle

320 Church St NE

Salem, OR 97301

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

Limited POA

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

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

**4) TRUE AND ACTUAL CONSIDERATION**

ORS 93.030(5) – Amount in dollars or other

\$ \_\_\_\_\_ ☐ Other

**5) SEND TAX STATEMENTS TO:**

**6) SATISFACTION of ORDER or WARRANT**

ORS 205.125(1)(e)

CHECK ONE: ☐ FULL  
(If applicable) ☐ 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 AT THE REQUEST OF \_\_\_\_\_ TO CORRECT \_\_\_\_\_"**

PREVIOUSLY RECORDED IN BOOK \_\_\_\_\_ AND PAGE \_\_\_\_\_, OR AS FEE NUMBER \_\_\_\_\_."

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

BANK OF AMERICA, NATIONAL ASSOCIATION

DATED

8-24-18

### 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

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.

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, Christy 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.

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

