

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 Co

2018-013833

Klamath County, Oregon

11/14/2018 10:36:01 AM

Fee: \$97.00

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(1)(b) or **GRANTOR**, as described in ORS 205.160.

MTGLQ Investors, L.P.

3. **INDIRECT PARTY**, name(s) of the person(s) described in ORS 205.125(1)(a) or **GRANTEE**, as described in ORS 205.160.

Selene Finance LP

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

Amerefile 225738am

Jackson County Official Records **2018-020091**
R-PA
Stn=7 BARROWKL 06/27/2018 08:05:47 AM
\$15.00 \$10.00 \$5.00 \$8.00 \$11.00 \$60.00 **\$113.00**
\$4.00
I, Christine Walker, County Clerk for Jackson County, Oregon, certify
that the instrument identified herein was recorded in the Clerk
records.
Christine Walker - County Clerk

Prepared by:
MTGLQ Investors, L.P.
Andrea Rhinehardt
6011 Connection Drive
Irving, TX 75039
Phone: (972) 368-5138

RECORDING REQUESTED BY
& AFTER RECORDING RETURN TO:
Selene Finance LP
9990 Richmond Avenue, Suite 400 South
Houston, Texas 77042

LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that MTGLQ Investors, L.P., a limited partnership formed and existing under the laws of the State of Delaware and having its principal place of business at 200 West Street, New York, New York 10282, as Owner ("Owner") pursuant to the Servicing Agreement, dated as of August 26, 2016, (as amended, supplemented or restated, the "Agreement"), between Selene Finance LP, having an office at 9990 Richmond Avenue, Suite 400 South, Houston, Texas 77042 (the "Servicer"), and the Owner and its affiliates that become party thereto from time to time, hereby constitutes and appoints the Servicer, by and through the Servicer's authorized officers, as the Owner's true and lawful attorney-in-fact (the "Attorney-in-Fact"), in Owner's name, place and stead and for the Owner's benefit, in connection with all mortgage loans and REO properties subject to the terms of the Agreement for the purpose of performing the acts and executing the documents described herein in the name of the Owner as may be customarily and reasonably necessary and appropriate in respect of any of the mortgages, deeds of trust, deeds to secure debt, and other forms of security instruments (the "Security Instruments") and promissory notes secured thereby (the "Mortgage Notes") for which the undersigned is the Owner (whether the undersigned is named therein as mortgagee or beneficiary or has become mortgagee by virtue of endorsement of the Mortgage Note secured by any such Security Instrument) and for which the Servicer is performing servicing activities all subject to the terms of the Agreement.

This appointment shall apply only to the following enumerated transactions with respect to the Security Instruments, Mortgage Notes, and related real property:

1. To execute, acknowledge, seal and deliver any and all documents, deeds, transfers, tax declarations, certificates, assignments, allonges, modifications, affidavits, subordinations, endorsements, short sales, and any other documents or instruments whatsoever which are necessary, appropriate, or required to transfer, sell, or convey real property, to correct or clear title to the related real property, and to negotiate, approve and accept funds for the short sales of real property.
2. To initiate and take such actions, and to execute, acknowledge, seal and deliver any and all documents or instruments whatsoever, which are necessary, appropriate, or required, in connection with the foreclosure or acceptance of a deed in lieu of foreclosure (including

without limitation the completion of judicial or non-judicial foreclosure or the termination, cancellation or rescission of any such foreclosure), insurance filings and claims, bankruptcy and eviction actions, real estate transactions, and the pursuit of any deficiency, debt or other obligation.

3. To execute, acknowledge, seal and deliver any and all assignments, releases, short sales, satisfactions and partial releases.

4. To execute, acknowledge, seal and deliver any and all documents associated with the disposition or transfer of real property, including without limitation deed transfers.

5. To execute, acknowledge, seal and deliver any and all documents associated with subordinations, partial releases, partial re-conveyances, assignments, release of lien (including settlements and short sales), lot line adjustments, and all documents associated with lien releases.

6. To endorse any checks or other instruments received by the Servicer and made payable to Owner.

7. To take such actions as may be necessary for the preservation or repair of the related real property.

This Power of Attorney shall be effective commencing on the date written below, and shall remain in full force and effect until the earlier of two (2) years after the date written below, or until such time that the Attorney-in-Fact no longer services the Mortgage Loans, unless earlier revoked by written instrument. Owner hereby ratifies, confirms and approves in all respects the actions heretofore taken by the Attorney-in-Fact which are consistent with the authorizations detailed hereinabove. Owner has the unrestricted right unilaterally to revoke this Power of Attorney. The Owner authorizes the Servicer, by and through the Servicer's authorized officers, to certify, deliver and/or record copies and originals of this Power of Attorney.

Servicer shall indemnify the Owner, its successors and assigns and hold them harmless against any and all claims, losses, penalties, fines, forfeitures, legal fees and related costs, judgments and any other costs, fees and expenses actually incurred arising out of or resulting from any misuse or unlawful use of this Power of Attorney by Servicer or any of its agents, designees or representatives.

Third parties without actual notice may rely upon the exercise of the power granted under this Power of Attorney. Any third party may rely upon a copy of this Power of Attorney, to the same extent as if it were an original, and shall be entitled to rely on a writing signed by the Servicer to establish conclusively the identity of a particular right, power, capacity, asset, liability, obligation, property, loan or commitment of Servicer for all purposes of this Power of Attorney.

[Remainder of this page intentionally left blank.]

Dated: February 21, 2017

MTGLQ INVESTORS, L.P.

By: _____

Name: J. Weston Moffett

Title: Vice President

Witnesses:

Danielle Bolin

Name: Danielle Bolin

Paul Camigan

Name: Paul Camigan

ACKNOWLEDGMENT

STATE OF TEXAS

SS.:

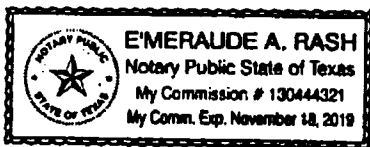
COUNTY OF DALLAS

On this 21st day of February, 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared J. Weston Moffett, the Vice President of MTGLQ Investors, L.P., a Delaware limited partnership, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he or she executed the same in his or her authorized capacity, and that by his or her signature on the instrument the entity, on behalf of which the person acted, executed the instrument.

(Seal)

Emeraude A. Rash

Notary Public



STATE OF OREGON

County of Jackson

I Christine D. Walker, County Clerk and Recorder of the above named County and State do hereby certify that the foregoing copy has been by me compared with the original, and that it is a transcript therefrom, and of the whole of such original as the same appears on file or of record in my office and in my care and custody.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of said Recorder, this 5th day of September A.D., 2018

Christine D. Walker, Jackson County Clerk

By _____

Jean Shingle
Jean Shingle - Deputy

