

2018-014691

Klamath County, Oregon



00232950201800146910050056

12/07/2018 10:04:33 AM

Fee: \$102.00

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.

AFTER RECORDING RETURN TO:

Inspire Closing Services, LLC.

420 Rouser Rd. STE 500

Moon Township, PA 15108

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

Real Property and Manufactured Home Limited Power of Attorney

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

Corey J. Wells Jr.

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

Freedom Mortgage Corporation

4) TRUE AND ACTUAL CONSIDERATION

ORS 93.030(5) – Amount in dollars or other

\$ 0.00

☐ Other**5) SEND TAX STATEMENTS TO:**

Freedom Mortgage Corporation

PO Box 89486

Cleveland, OH 44101-9486

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 TO CORRECT

PREVIOUSLY RECORDED IN

BOOK ____ AND PAGE ____, OR AS FEE NUMBER ____."

After recording Return to:

Freedom Mortgage Corporation
Attn.: Final Documents
P.O. Box 8001
Fishers, IN 46038-8001

Loan # 0105634687

Min: 1000730-0105634687-5

**REAL PROPERTY AND MANUFACTURED HOME
LIMITED POWER OF ATTORNEY**

(To execute or release title, mortgage or deed of trust, security filing,
transfer of equity and insurance documents and proceeds)

The undersigned borrowers (s) Corey J. Wells, Jr.

Whether one or more, each referred to below as "I" or "me", residing at
33740 Sundance Drive , Chiloquin, OR 97624 (mailing address)

I am the Owner of the following manufactured home (the "Manufactured Home")

New _____ Used ☒ Year 1996 Length 40 Width 28

Make Guerdon Homes
Model Name or Model No. GDST0R519618725
Serial No. 114678

Permanently affixed to the real property located at

33740 Sundance Dr, Chiloquin, OR 97624

("Property Address") and as more particularly described on Exhibit A attached hereto (the "Real Property")

I do hereby irrevocably make, constitute, appoint and authorize with full powers of substitution:

Freedom Mortgage Corporation

("Lender"), its successors, assigns, or designees as my Attorney-in-fact/Agent, in my name, place and stead in any way which I could do, if I were personally present, with full power of substitution and delegation, (1) to complete, execute and deliver, In my name or Lender's name, any and all forms, certificates, assignments, designations, releases or other documentation as may be necessary or proper to implement the terms and provisions of the Security Instrument dated November 30, 2018 executed by me in favor of lender, (2) to complete, execute and deliver, in my name or in Lender's name, any and all forms, certificates, assignments, designations, releases or other documentation as may be necessary or proper to make application for and obtain the Certificate of Title for the Manufactured Home and to have Lender (or its designee) designated as lienholder on the Certificate of title for the Manufactured Home, (3) to complete, execute and deliver in my name or Lender's name, any and all forms, certificates, assignments, designations, releases or other documentation as may be necessary or proper to have the Manufactured Home treated as real estate for any and all purposes under state law, including but not limited to the surrender of any Certificate of Title, any election to treat the Manufactured Home as real estate for tax purposes or to meet any other requirements in order for the loan/financing secured by the Manufactured Home and the Real Property to be eligible for sale to the Federal National Mortgage Association ("Fannie Mae"), the Federal Home Loan Mortgage Association ("Freddie Mac") or any other secondary market purchaser, (4) to receive, complete, execute or endorse, and deliver in my name or Lender's name any and all claim forms, agreements, assignments, releases, checks, drafts or other instruments and vehicles for the payment of money, relating to any insurance covering the Manufactured Home, the Indebtedness secured by the Manufactured Home or the Real Property, and (5) to complete, sign and file, without my signature such financing and continuation statements, amendments, and supplements thereto, mortgages, deeds of trust and other documents, including releases of these items, which may from time to time deem necessary to perfect, preserve and protect Lender's security interest in the Manufactured Home, the Real Property and any other property sold with it.

I acknowledge that at the time this Power of Attorney and my Security Instrument and any of the forms, certificates, assignments, designations, releases or other documentation are prepared the serial number of the manufactured housing unit may not be available or may be inaccurate. The manufactured housing unit may be factory order or in the process of being constructed. Immediately, upon Lender's receipt of the serial number, I understand and agree that the above items may be completed and/or corrected by Lender to properly disclose all the applicable home identifications, including the serial number. I understand that I will be provided with a copy of any corrected agreement.

To induce any third party to act hereunder, I hereby agree that any third party receiving a duly executed copy or facsimile of this instrument may act hereunder, and I for myself and for my heirs, executors, legal representatives and assigns, hereby agree to indemnify and hold harmless any such third party from and against any and all claims that may arise against such third party by reason of such third party having relied on the provisions of this instrument. I have given this Limited Power of Attorney in connection with a loan/financing given or to be given by Lender and to induce Lender to make the financing available. It is coupled with an interest in the transaction and is irrevocable. This Limited Power of Attorney shall not be affected by my (our) subsequent incapacity, disability, or incompetence. I do further grant unto Lender full authority and power to do and perform any and all acts necessary or incident to the execution of the powers herein expressly granted, as fully as I might or could do if personally present.

WITNESS my hand and seal this 30 day of NOV, 2018.

Corey J. Wells, Jr.
Corey J. Wells, Jr.

STATE OF OR

COUNTY OF KLAMATH

Personally, appeared before me JOANN R. SIEBECKE, a Notary Public in and for the State and County aforesaid, COREY J. WELLS JR, the within named person(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained. WITNESS my hand and seal at office, on this 30th day of NOV, 2018.

Joann R. Siebecke
Notary Public

My Commission Expires: 6-12-21

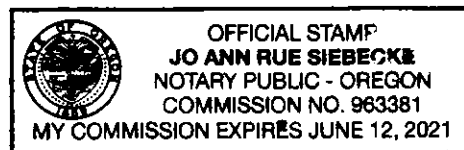


EXHIBIT "A"
LEGAL DESCRIPTION

Lot 16, Block 25 of Tract 1113, OREGON SHORES SUBDIVISION UNIT 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon.