

2019-004882

Klamath County, Oregon

05/03/2019 04:03:01 PM

Fee: \$122.00

Recorded at the request of Simplifile
RECORDING REQUESTED BY

PREMIUM TITLE

WHEN RECORDED MAIL TO:
PREMIUM TITLE

1000 Abernathy Road NE
Building 400, Suite 200
Atlanta, GA 30328

THIS SPACE FOR RECORDER'S USE ONLY

LIMITED POWER OF ATTORNEY

Grantor:Deutsche Bank Trust Company Americas, as Indenture Trustee for American Home Mortgage Investment Trust
2006-2

Grantee:Ocwen Loan Servicing LLC

Property Address:10103 Wright Avenue Klamath Falls Oregon 97603-9557

AFTER RECORDING RETURN TO:
OCWEN LOAN SERVICING, LLC
1661 WORTHINGTON RD, SUITE 100
WEST PALM BEACH, FL 33409

4458

LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that Deutsche Bank Trust Company Americas, a New York banking corporation, incorporated and existing under the laws of the State of New York, having its usual place of business at 1761 East St. Andrew Place, Santa Ana, California 92705, as Indenture Trustee (the "Indenture Trustee") for the trusts set forth on Exhibit A (the "Trust(s)") hereto, pursuant to the governing agreements (the "Agreements"), by and between, among others, the Indenture Trustee and NewRez LLC, f/k/a New Penn Financial, LLC, d/b/a Shellpoint Mortgage Servicing having a place of business at 75 Beattie Place, Suite 300 Greenville, SC 29601 (the "Master Servicer"), and Ocwen Loan Servicing, LLC (the "Sub-Servicer") having a place of business at 1661 Worthington Rd, Ste 100, West Palm Beach, FL 33409, hereby constitutes and appoints the Sub-Servicer, by and through the Sub-Servicer's officers, the Indenture Trustee's true and lawful Attorney-in-Fact, in the Indenture Trustee's name, place and stead and for the Indenture Trustee's benefit, in connection with all mortgage loans serviced by the Servicer pursuant to the Agreement solely for the purpose of performing such acts and executing such documents in the name of the Indenture Trustee necessary and appropriate to effectuate the following enumerated transactions in respect of any of the mortgages or deeds of trust (the "Mortgages" and the "Deeds of Trust" respectively) and promissory notes secured thereby (the "Mortgage Notes") for which the undersigned is acting as Indenture Trustee for various certificateholders (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 Mortgage or Deed of Trust) and for which Ocwen Loan Servicing, LLC is acting as the Sub-Servicer.

This Appointment shall apply only to the following enumerated transactions and nothing herein or in the Agreement shall be construed to the contrary:

1. The modification or re-recording of a Mortgage or Deed of Trust, where said modification or re-recording is solely for the purpose of correcting the Mortgage or Deed of Trust to conform same to the original intent of the parties thereto or to correct title errors discovered after such title insurance was issued; provided that (i) said modification or re-recording, in either instance, does not adversely affect the lien of the Mortgage or Deed of Trust as insured and (ii) otherwise conforms to the provisions of the Agreement.
2. The subordination of the lien of a Mortgage or Deed of Trust to an easement in favor of a public utility company of a government agency or unit with powers of eminent domain; this section shall include, without limitation, the execution of

partial satisfactions/releases, partial reconveyances or the execution or requests to Indenture Trustees to accomplish same.

3. The conveyance of the properties to the mortgage insurer, or the closing of the title to the property to be acquired as real estate owned, or conveyance of title to real estate owned.
4. The completion of loan assumption agreements, (except for any loan assignment and assumption agreement to be executed by the Indenture Trustee in connection with the termination of a Trust)
5. The full satisfaction/release of a Mortgage or Deed of Trust or full conveyance upon payment and discharge of all sums secured thereby, including, without limitation, cancellation of the related Mortgage Note.
6. The assignment of any Mortgage or Deed of Trust and the related Mortgage Note, in connection with the repurchase of the mortgage loan secured and evidenced thereby.
7. The full assignment of a Mortgage or Deed of Trust upon payment and discharge of all sums secured thereby in conjunction with the refinancing thereof, including, without limitation, the assignment of the related Mortgage Note.
8. Execute allonges to accurately reflect the ownership of Mortgages, the related Mortgage Note, or other Trust property
9. The full enforcement of and preservation of the Indenture Trustee's interests in the Mortgage Notes, Mortgages or Deeds of Trust, and in the proceeds thereof, by way of, including but not limited to, foreclosure, the taking of the deed in lieu of foreclosure, or the completion of judicial or non-judicial foreclosure of the termination, cancellation or rescission of any such foreclosure, the initiation, prosecution and completion of eviction actions or proceedings with respect to, or the termination, cancellation or rescission of any such eviction actions or proceedings, and the pursuit of title insurance, hazard insurance and claims in bankruptcy proceedings, including, without limitation, any and all of the following acts:
 - a. the substitution of Indenture Trustee(s) serving under a Deed of Trust, in accordance with state law and the Deed of Trust;
 - b. the preparation and issuance of statements of breach or non-performance;
 - c. the preparation and filing of notices of default and/or notices of sale;
 - d. the cancellation/rescission of notices of default and/or notices of sale;

- e. the taking of deed in lieu of foreclosure;
 - f. the filing, prosecution and defense of claims, and to appear on behalf of the Indenture Trustee, in bankruptcy cases affecting Mortgage Notes, Mortgages or Deeds of Trust;
 - g. the preparation and service of notices to quit and all other documents necessary to initiate, prosecute and complete eviction actions or proceedings;
 - h. the tendering, filing, prosecution and defense, as applicable, of hazard insurance and title insurance claims, including but not limited to appearing on behalf of the Indenture Trustee in quiet title actions; and
 - i. the preparation and execution of such other documents and performance of such other actions as may be necessary under the terms of the Mortgage, Deed of Trust or state law to expeditiously complete said transactions in paragraphs 8.a. through 8.h. above, including but not limited to the execution of estoppel certificates, financing statements, continuation statements, releases, satisfactions, assignments, loan modification agreements, payment plans, waivers, consents, amendments, forbearance agreements, loan assumption agreements, subordination agreements, property adjustment agreements, management agreements, listing agreements, purchase and sale agreements, and other instruments pertaining to mortgages or deeds of trust.
10. With respect to the sale of property acquired through a foreclosure or deed-in lieu of foreclosure, including, without limitation, the execution of the following documentation:
- a. listing agreements;
 - b. purchase and sale agreements;
 - c. grant/warranty/quit claim deeds or any other deed causing the transfer of title of the property to a party contracted to purchase same;
 - d. escrow instructions; and
 - e. any and all documents necessary to effect the transfer of property.
11. The modification or amendment of escrow agreements established for repairs to the mortgaged property or reserves for replacement of personal property.

The undersigned gives said Attorney-in-Fact full power and authority to execute such instruments and to do and perform all and every act and thing necessary and proper to carry into effect the power or powers granted by or under this Limited Power of Attorney as fully as the

undersigned might or could do, and hereby does ratify and confirm to all that said Attorney-in-Fact shall be effective as of April 3, 2019.

This appointment is to be construed and interpreted as a limited power of attorney. The enumeration of specific items, rights, acts or powers herein is not intended to, nor does it give rise to, and it is not to be construed as a general power of attorney.

Solely to the extent that the Sub-Servicer has the power to delegate its rights or obligations under the Agreements, the Sub-Servicer also has the power to delegate the authority given to it by Deutsche Bank Trust Company Americas, as Indenture Trustee, under the Limited Power of Attorney, for the purposes of performing its obligations and duties by executing such additional powers of attorney in favor of its attorneys-in-fact as are necessary for such purpose. The Sub-Servicer's attorneys-in-fact shall have no greater authority than that held by the Sub-Servicer.

Nothing contained herein shall (i) limit in any manner any indemnification provided to the Indenture Trustee under the Agreement, (ii) limit in any manner the rights and protections afforded the Indenture Trustee under the Agreements, or (iii) be construed to grant the Sub-Servicer the power to initiate or defend any suit, litigation or proceeding in the name of Deutsche Bank Trust Company Americas except as specifically provided for herein. If the Sub-Servicer receives any notice of suit, litigation or proceeding in the name of Deutsche Bank Trust Company Americas, then the Sub-Servicer shall promptly forward a copy of same to the Indenture Trustee.

This limited power of attorney is not intended to extend the powers granted to the Servicer under the Agreement or to allow the Sub-Servicer to take any action with respect to Mortgages, Deeds of Trust or Mortgage Notes not authorized by the Agreement.

The Sub-Servicer hereby agrees to indemnify and hold the Indenture Trustee and its directors, officers, employees and agents harmless from and against any and all liabilities, obligations, losses, damages, penalties, actions, judgments, suits, costs, expenses or disbursements of any kind or nature whatsoever incurred by reason or result of or in connection with the exercise by the Sub-Servicer of the powers granted to it hereunder. The foregoing indemnity shall survive the termination of this Limited Power of Attorney and the Agreement or the earlier resignation or removal of the Indenture Trustee under the Agreement.

This Limited Power of Attorney is entered into and shall be governed by the laws of the State of New York, without regard to conflicts of law principles of such state.

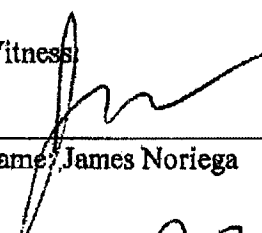
Third parties without actual notice may rely upon the exercise of the power granted under this Limited Power of Attorney; and may be satisfied that this Limited Power of Attorney shall continue in full force and effect and has not been revoked unless an instrument of revocation has been made in writing by the undersigned.

IN WITNESS WHEREOF, Deutsche Bank Trust Company Americas, as Indenture Trustee for the Trusts listed on Exhibit A has caused its corporate seal to be hereto affixed and these presents to be signed and acknowledged in its name and behalf by a duly elected and authorized signatory this 3rd day of April, 2019.


Deutsche Bank Trust Company Americas,
as Indenture Trustee for Trusts listed on Exhibit A

By: 
Name: Ronaldo Reyes
Title: Vice President

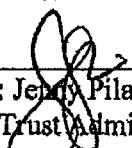
Witness:


Name: James Noriega

Witness:


Name: Tim Aveskian

Prepared by:


Name: Jenny Pilapil
Title: Trust Administrator
Address: 1761 East. St. Andrew Place
Santa Ana, CA 92705-4934

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Orange

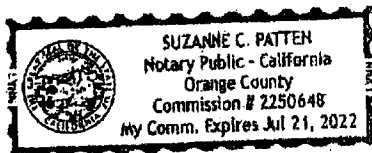
On April 3, 2019 before me, Suzanne C. Patten, Notary Public
Here Insert Name and Title of the Officer

personally appeared Ronaldo Reyes
Name(s) of Signer(s)

who 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 executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature *Suzanne C Patten*
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: LPOA

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity (ies) Claimed by Signer(s)

Signer's Name: Ronaldo Reyes Signer's Name: _____

☒ Corporate Officer — Title(s): Vice President ☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General ☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact ☐ Individual ☐ Attorney in Fact

☐ Indenture Trustee ☐ Guardian or Conservator ☐ Guardian or Conservator ☐ Indenture

Trustee ☐ Guardian or Conservator

☐ Other: _____ ☐ Other: _____

Signer Is Representing: _____ Signer Is Representing: _____

Exhibit A

DEUTSCHE BANK TRUST COMPANY AMERICAS as Indenture Trustee for the registered holders of SAXON ASSET SECURITIES TRUST 2004-2 MORTGAGE LOAN ASSET BACKED NOTES, SERIES 2004-2
DEUTSCHE BANK TRUST COMPANY AMERICAS as Indenture Trustee for the registered holders of SAXON ASSET SECURITIES TRUST 2004-3 MORTGAGE LOAN ASSET BACKED NOTES, SERIES 2004-3
DEUTSCHE BANK TRUST COMPANY AMERICAS as Indenture Trustee for the registered holders of SAXON ASSET SECURITIES TRUST 2005-3 MORTGAGE LOAN ASSET BACKED NOTES, SERIES 2005-3
DEUTSCHE BANK TRUST COMPANY AMERICAS as Indenture trustee for the registered holders of SAXON ASSET SECURITIES TRUST 2006-1 MORTGAGE LOAN ASSET BACKED NOTES, SERIES 2006-1
DEUTSCHE BANK TRUST COMPANY AMERICAS as Indenture Trustee for the registered holders of SAXON ASSET SECURITIES TRUST 2006-3 MORTGAGE LOAN ASSET BACKED NOTES, SERIES 2006-3
DEUTSCHE BANK TRUST COMPANY AMERICAS as Indenture Trustee for the registered holders of SAXON ASSET SECURITIES TRUST 2005-1 MORTGAGE LOAN ASSET BACKED NOTES, SERIES 2005-1
Deutsche Bank Trust Company Americas, as Indenture Trustee for American Home Mortgage Investment Trust 2006-2
Deutsche Bank Trust Company Americas, As Indenture Trustee For The Registered Holders Of Saxon Asset Securities Trust 2005-2 Mortgage Loan Asset Backed Notes, Series 2005-2

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Deed Cover Sheet - NRM Ocwen

File Number: ANO1902-OR-3505977	Client File Number/Asset Number: 7145346776
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Property Address: 10103 Wright Avenue, Klamath Falls, OR 97603 (Klamath)
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POA Submission Requirement

Inv # 8030 POA# 4458

Copy Attached: <input checked="" type="radio"/> Yes / <input type="radio"/> No	Recording Info County of Klamath Ins #: _____ Book: _____ Page: _____ Recorded Date: _____
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Est. Set. Date: April 1, 2019

L1 Date: :4/23/2019 5:23:32 PM

Additional Notes: _____

Executed deed should be sent to the Closing Office indicated below:

Premium Title Agency, Inc.

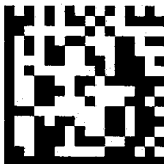
1500 Palma Drive, Suite 238

Ventura, CA 93003"

After recording, please return recorded POA to the following address:

Ocwen Loan Servicing, LLC.
Attention: Record Services
5720 Premier Park Drive
West Palm Beach, FL 33407

Sr No.	Documents Submitted for Execution	Supporting Documents	Witness Required	Notary required
1	Deed		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
2			<input type="checkbox"/>	<input type="checkbox"/>
3			<input type="checkbox"/>	<input type="checkbox"/>
4			<input type="checkbox"/>	<input type="checkbox"/>
5			<input type="checkbox"/>	<input type="checkbox"/>



3696000-1002-0

Thania Nunez

QC: _____

Evette Morales

Deed printed by:

Assigned to: Thania Nunez

4/25/19

1.349617

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