

**RECORDING REQUESTED BY:**

**AmeriTitle**  
300 Klamath Ave.  
Klamath Falls, OR 97601

**WHEN RECORDED MAIL TO:**

Until a change is requested,  
all tax statements shall be sent  
to the following address:

**Orange Coast LA, LLC**  
1865 Port Abbey Pl  
Newport Beach, CA 92659

Escrow No.: **OR-1681-EO**  
Tax ID: **R571884**

This area reserved for County Recorder

**SPECIAL WARRANTY DEED**

**BANK OF AMERICA, N.A.**, Grantor, conveys and specially warrants to **Orange Coast LA, LLC**, Grantee, the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein:

The following real property situated in **Klamath County, Oregon**:

**The W1/2 of Lot 6, VILLA SAINT CLAIR, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

Property commonly known as: **4737 Summers Lane, Klamath Falls, OR 97603**

This property is free of all encumbrances created, **EXCEPT: Exceptions to the covenants described in ORS 93.855(2)**

The true consideration for this conveyance is **\$105,000.00**

The Grantor for itself and for its successors in interest does by these presents expressly limit the covenants of the deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and does hereby warrant and will defend the title to the property against all persons who may lawfully claim the same by, through or under the Grantor.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 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 OR 215.010, 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, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 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.

Dated: April 29, 2019

BANK OF AMERICA, N.A.

By: Deborah Deemer 4-29-19  
MORTGAGE CONNECT, LP, as Attorney in Fact

Name: Deborah Deemer

Title: Manager

State of PA

County of Allegheny

On April 29, 2019 before me, Karen A. Gargaro, Notary Public,  
personally appeared Deborah Deemer as an Manager for MORTGAGE  
CONNECT, LP, as Attorney in Fact for Bank of America, N.A., who proved to me on the basis of satisfactory  
evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me  
that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s)  
on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature Karen A. Gargaro (Seal)  
4/29/19

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
Karen A. Gargaro, Notary Public  
Kennedy Twp., Allegheny County  
My Commission Expires March 25, 2020  
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES



ST JOHN THE BAPTIST PARISH  
ELIANA DEFRANCESCH,  
Clerk of Court  
Recorded 10/18/2018 @ 11:05AM  
2 Pages

361633- CO

## BANK OF AMERICA, NATIONAL ASSOCIATION

### LIMITED POWER OF ATTORNEY

**BANK OF AMERICA, NATIONAL ASSOCIATION**, a national banking association ("BANA"), and Mortgage Connect, LP ("Vendor") are Parties to that certain General Services Agreement, Agreement Number CW649401 dated, made or effective as of January 1, 2016 (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:

Sheri L. Yoho  
Autumn Merenda-Farmer  
Deborah Deemer  
Jacqueline Williams  
Alan Chang  
Jay Anderson  
Stacie Gough  
Celia Costa

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 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). 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.

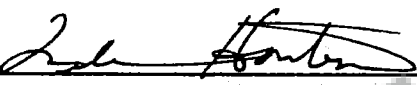
This Limited Power of Attorney shall expire upon the earlier of (i) such Attorney-in-Fact's resignation or termination from Vendor, (ii) such Attorney-in-Fact's realignment to another role within Vendor that does not require such Attorney-in-Fact to perform these duties, (iii) the



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 8/30, 2018.

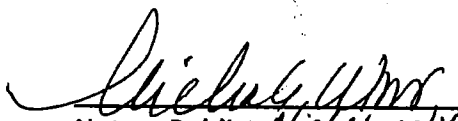
**BANK OF AMERICA, NATIONAL ASSOCIATION**

By:   
Print Name: Melanie Horton  
Title: Senior Vice President

State of Texas  
County of Dallas

On this 30 day of August, 2018, before me, Nichole Williams, the undersigned Notary Public, personally appeared Melanie Horton, 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 30 day of August, 2018.

 8/30/2018  
Notary Public Nichole Williams  
My Commission Expires 12/22/2019

