

2019-008102

Klamath County, Oregon

07/18/2019 12:04:02 PM

Fee: \$117.00

When recorded, return to:
Nations Lending Corporation
Attn: Final Document Department
4 Summit Park Drive, Suite 200
Independence, OH 44131

Record and Return to:
Fidelity National Title Group
6500 Pinecrest Drive, Suite 600
Plano, TX 75024

HRS-NL380

LOAN #: 30091906251674
MIN: 1007560-0000589061-5

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

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

The undersigned borrower(s), **Bradley F Sexton AND Theresa A Sexton**

whether one or more, each referred to below as "I" or "me," residing at:
5310 Old Midland Rd, Klamath Falls, OR 97603

("Mailing Address").

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

New _____ Used ☒ Year 1996 Length 66 Width 42

Make Redman Homes

Model Name or Model No. Redman

Ellie Mae, Inc.

Page 1 of 3

Initials: BFS TAS
GMANPRDU 1114
GMANPRLU (CLS)
07/08/2019 12:05 PM PST



LOAN #: 30091906251674

Serial No. 11823271A/B/C

Serial No. _____

Serial No. _____

Serial No. _____

permanently affixed to the real property located at

5310 Old Midland Rd (Street Address)
Klamath Falls, OR 97603 (City, State, Zip)
Klamath (County)
("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,
Nations Lending Corporation, a Corporation

("Lender"), its successors, assigns or designees as my agent and attorney-in-fact, 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 **July 8, 2019** 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 on 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 I may from time to time deem necessary to perfect, preserve and protect Lender's security interest in the Manufactured Home, the 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 a factory order 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 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.



LOAN #: 30091906251674

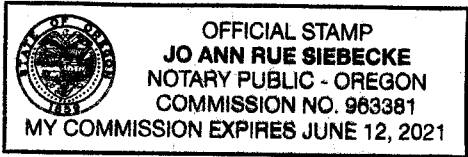
WITNESS my hand and seal this 8th day of July, 2019.

Bradley F Sexton 7/8/19 (Seal)
BRADLEY F SEXTON DATE

Theresa A Sexton 7/8/19 (Seal)
THERESA A SEXTON DATE

State of OREGON
County of KLAMATH

This instrument was acknowledged before me on JULY 8, 2019 by BRADLEY F SEXTON AND THERESA A SEXTON.



Jo Ann Rue Siebecke
Signature of Notarial Officer
NOTARY Public
Title (and Rank)
My commission expires: 6-12-21



Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF KLAMATH, STATE OF OREGON, AND IS DESCRIBED AS FOLLOWS:

A PIECE OR PARCEL OF LAND SITUATE IN THE E1/2 OF W1/2 OF NE1/4 OF SECTION 2, TOWNSHIP 40 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE LINE MARKING THE NORTHERLY BOUNDARY OF SECTION 2, TOWNSHIP 40 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, FROM WHICH THE NORTHEASTERLY CORNER OF THE SAID SECTION 2 BEARS NORTH 89 DEGREES 53' EAST 1747.2 FEET DISTANT; AND RUNNING THENCE SOUTH 0 DEGREES 39' EAST 465.5 FEET; THENCE NORTH 78 DEGREES 40' EAST 62.5 FEET; THENCE SOUTH 2 DEGREES 45' EAST 917 FEET, MORE OR LESS TO A POINT IN THE LINE MARKING THE NORTHEASTERLY BOUNDARY OF THE RIGHT OF WAY OF THE C-4-C CANAL OF THE U.S.R.S. KLAMATH PROJECT; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY BOUNDARY LINE TO ITS INTERSECTION WITH THE EASTERLY BOUNDARY OF THE SAID W1/2 OF THE NE1/4 OF THE SAID SECTION 2; THENCE NORTHERLY ALONG SAID BOUNDARY LINE TO THE NORTHEAST CORNER OF THE SAID W1/2 OF NE1/4 OF SAID SECTION 2; THENCE SOUTH 89 DEGREES 53" WEST 422.2 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, SAVING AND EXCEPTING ANY PORTION OF THE ABOVE TRACT CONTAINED IN THE RIGHT OF WAY OF THE C-4 CANAL OF THE SAID U.S. RECLAMATION SERVICE KLAMATH PROJECT.

MANUFACTURED/MOBILE HOME:
NAME: REDMAN HOMES
MODEL NO.: REDMAN
NEW/USED/YEAR: USED/1996
SERIAL NO.: 11823271ABC
LENGTH AND WIDTH: 66X42

Parcel ID: 91304

Commonly known as 5310 Old Midland Road, Klamath Falls, OR 97603
However, by showing this address no additional coverage is provided