

2020-005947

Klamath County, Oregon

05/12/2020 02:13:53 PM

Fee: \$117.00



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

LOAN #: 30672002315194
MIN: 1007560-1006023760-2

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), **Trebor Madron**

whether one or more, each referred to below as "I" or "me," residing at:
4850 Wocus Road, Klamath Falls, OR 97601

("Mailing Address").

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

New _____ Used X Year 2014 Length 52 Width 27

Make Fleetwood Homes

Model Name or Model No. Double Wide

Ellie Mae, Inc.

Page 1 of 3

Initials: TM SM
GMANPRDU 1114
GMANPRLU (CLS)
05/08/2020 10:42 AM PST



Serial No. FLE210OR14-16132 A/B

Serial No. _____

Serial No. _____

Serial No. _____

permanently affixed to the real property located at

8886 Teal Dr (Street Address)
Bonanza, OR 97623 (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 **May 8, 2020** 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 #: 30672002315194

WITNESS my hand and seal this 8th day of May, 2020.

TREBOR MADRON 5/8/2020 (Seal)
DATE

SHEENA MADRON 5/8/2020 (Seal)
DATE

State of OREGON

County of KLAMATH

This instrument was acknowledged before me on MAY 8, 2020 by TREBOR MADRON AND SHEENA MADRON.



Stacy Marie Howard
Signature of Notarial Officer
Notary
Title (and Rank)

My commission expires: 10-1-23



LOAN #: 30672002315194

Exhibit A

APN #: R461636
APN #: R461645 & R898077

Lots 3 and 4, Block 37, KLAMATH FALLS FOREST ESTATES HIGHWAY 66
UNIT, PLAT NO.2, in the County of Klamath, State of Oregon.

Ellie Mae, Inc.

GDEXA 0100
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05/08/2020 10:42 AM PST

