



Record and Return by Mail to:
Wells Fargo Bank, N.A.
FINAL DOCS N9408-041
2701 Wells Fargo Way
Minneapolis, MN 55467

2022-009809
Klamath County, Oregon
08/12/2022 09:20:01 AM
Fee: \$102.00

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 borrower(s), whether one or more, each referred to below as "I" or "me," residing at 9564 HILL RD, KLAMATH FALLS, OR 97603-9729.

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

New or Used:	Used	
Year:	1986	Janell L. Nerida
Manufacturer's Name:	FAQUA	George L. Nerida
Model Name or Model Number:	NA NA	9564 Hill Rd
Length x Width:	62 x 28	Klamath Falls, OR 97603
Serial Number:	9161UX	
	9161UX	

permanently affixed to the real property located at 9564 HILL RD, KLAMATH FALLS, OR 97603-9729 ("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, Wells Fargo Bank, N.A., ("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 April 21, 2021 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 lien holder 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

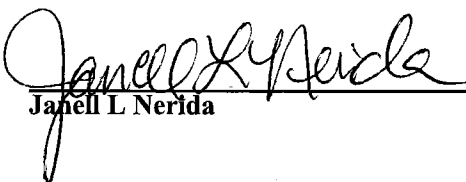
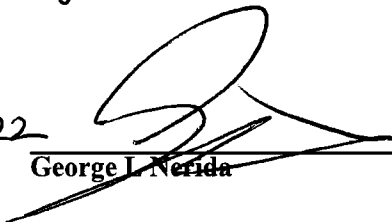


the payment of money, relating to any insurance covering the Manufactured Home, the indebtedness secured by the Manufactured Home or the Real Property, and (5) to complete, sign and file, without my signature, such financing and continuation statements, amendments, and supplements thereto, mortgages, 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.

Witness my hand and seal this 8 day of August, 2022.

Borrower

	<u>8/8/2022</u>		<u>8/8/2022</u>
Janell L. Nerida	Date Seal	George L. Nerida	Date Seal



Acknowledgment

State of Oregon

County of Alameda

This instrument was acknowledged before me on 8-8-2022 by

Janell L Nerida and George L Nerida

Lisa Legget-Weatherby

Notary Public

My commission expires:

10/1/2023

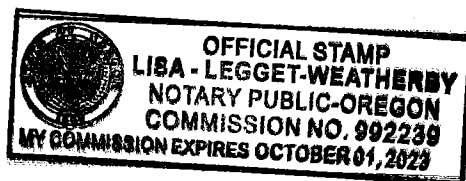


EXHIBIT A
PROPERTY DESCRIPTION

The legal description of the Property Address ("Land") is typed below or please see attached legal description:
SEE ATTACHED LEGAL DESCRIPTION



Legal Description

Parcel 3 of Land Partition No. 26-93 as filed in the Klamath County Clerk's Office, being situated in the NW 1/4 NW 1/4 of Section 32, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM:

A tract of land being a portion of Parcel 3 of Land Partition 26-93 a duly recorded Land Partition, to be combined with Parcel 2 of said Land Partition, situated in the NW 1/4 NW 1/4 of Section 32, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of said Parcel 3; thence North 00° 01' 04" East along the East line of said Parcel 3, 457.97 feet; thence North 89° 58' 44" West 314.61 feet to a point on the line between said Parcels 2 and 3; thence along said line South 21° 04' 51" East 241.00 feet, South 37° 55' 23" East 221.51 feet, and South 57° 07' 15" East 107.73 feet to the point of beginning, with bearings based on the Survey of said Land Partition 26-93, Record of Survey 5402, being Property Line Adjustment 33-98 on file in the Planning Department of Klamath County.