

2022-011739

Klamath County, Oregon

09/30/2022 08:22:01 AM

Fee: \$112.00

PREPARED BY: 
LESLIE RUIZ
KC WILSON & ASSOCIATES
2601 MAIN ST, STE 370
IRVINE, CA 92614
(949) 418-7559

AFTER RECORDATION RETURN TO:

ASSIGNMENT OF DEED OF TRUST

LOAN #: 3362757269

FOR VALUE RECEIVED:

ASSIGNOR: **AMERICAN ADVISORS GROUP**

ASSIGNOR ADDRESS: **18200 VON KARMAN AVE, STE 300**
IRVINE, CA 92612

DOES HEREBY GRANT, CONVEY, ASSIGN, AND TRANSFER TO:

ASSIGNEE: **REVERSE MORTGAGE FUNDING, LLC**

ASSIGNEE ADDRESS: **1455 BROAD STREET, 2ND FLOOR**
BLOOMFIELD, NJ 07003

ALL BENEFICIAL INTEREST UNDER THAT CERTAIN DEED OF TRUST:

DATED: **10/5/17**

ORIGINAL LOAN AMOUNT: **\$232,500.00**

TRUSTOR/BORROWER: **HELAINE M RIOS**

ORIGINAL BENEFICIARY: **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC AS**
NOMINEE FOR THE ORIGINAL LENDER, ITS SUCCESSORS AND
ASSIGNS

LENDER: **ONE REVERSE MORTGAGE, LLC**

TRUSTEE: **FIRST AMERICAN TITLE**

RECORDED IN THE OFFICIAL REAL PROPERTY RECORDS OF KLAMATH COUNTY, OREGON

RECORDED: **10/23/17** IN BOOK/VOLUME/LIBER: **N/A** PAGE: **N/A** DOCUMENT: **2017-012066**

PROPERTY SUBJECT TO LIEN: 31440 SPRAGUE RIVER RD, SPRAGUE RIVER, OR 97639

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

TOGETHER WITH THE NOTE OR NOTES THEREIN DESCRIBED OR REFERRED TO, THE MONEY
DUE AND TO BECOME DUE THEREON WITH INTEREST, AND ALL RIGHTS ACCRUED OR TO
ACCRUE UNDER SAID DEED OF TRUST:

IN WITNESS WHEREOF, ASSIGNOR HAS EXECUTED THIS INSTRUMENT AS OF THE 6TH DAY
OF April, 2022.

*** AMERICAN ADVISORS GROUP, BY KC WILSON &**
ASSOCIATES, ITS ATTORNEY-IN-FACT

BY: 
NAME: **KC WILSON**
TITLE: **PRESIDENT**

*** POA ATTACHED AS EXHIBIT B**

NOTARY ACKNOWLEDGEMENT CONTINUED ON SECOND PAGE

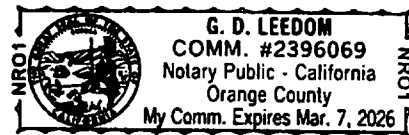
STATE OF **CALIFORNIA**) SS:
COUNTY OF **ORANGE**

ON April 6, 2022, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED **KC WILSON, PRESIDENT**, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE DULY AUTHORIZED PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE **CORPORATION**, AND ACKNOWLEDGED TO ME THAT SUCH **PERSON** EXECUTED THE WITHIN INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

G. D. Leedom

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES ON: **03/07/2026**



DO NOT GO BELOW THIS LINE

EXHIBIT A

LEGAL DESCRIPTION

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

PARCEL 1:

THE W1/2 S1/2 N1/2 SW1/4 OF SECTION 22, TOWNSHIP 36 SOUTH, RANGE 11 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, STATE OF OREGON.

EXCEPTING THEREFROM A 30 FEET WIDE EASEMENT ALONG THE NORTHERLY BOUNDARY FOR JOINT USER ROADWAY.

Parcel ID: R336407

**Commonly known as 31440 sprague river rd, Sprague River, OR 97639
However, by showing this address no additional coverage is provided**

Recording Jurisdiction: Klamath

EXHIBIT B
LIMITED POWER OF ATTORNEY

AMERICAN ADVISORS GROUP
18200 VON KARMAN AVE., SUITE 300, IRVINE, CA 92612
(GRANTOR)

to

KC WILSON & ASSOCIATES
2601 MAIN ST, STE 370, IRVINE, CA 92614
(GRANTEE)

KC WILSON & ASSOCIATES
2601 MAIN ST, STE 370
IRVINE, CA 92614
949-418-7559

Prepared By:

LM
KC Wilson & Associates
2601 Main St, STE 370
Irvine, CA 92614
(949) 418-7559

When Recorded Return to:

KC Wilson & Associates
2601 Main St, STE 370
Irvine, CA 92614

Recorded in Official Records, Orange County
Hugh Nguyen, Clerk-Recorder



* \$ R 0 0 1 3 5 9 1 4 5 3 \$ *

2022000095980 2:21 pm 03/10/22

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0.00 0.00 0.00 0.00 6.00 0.00 0.000.0075.00 3.00

LIMITED POWER OF ATTORNEY

AMERICAN ADVISORS GROUP
18200 VON KARMAN AVE, SUITE 300
IRVINE, CA 92612
(GRANTOR)

To

KC WILSON & ASSOCIATES
2601 MAIN ST, STE 370
IRVINE, CA 92614
(GRANTEE)

COUNTY OF ORANGE
STATE OF CALIFORNIA

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LIMITED POWER OF ATTORNEY

American Advisors Group, Grantor, having an address of 18200 Von Karman Ave., Suite 300 Irvine, CA 92612, constitutes and appoints **KC Wilson & Associates, Grantee**, by and through **KC Wilson, President**, and/or **Jesus Hernandez, Assistant Vice President**, 2601 Main St, Ste 370 Irvine, CA 92614, its true and lawful attorney-in-fact, with only such power and authority as expressly enumerated and hereby conferred in its name, place and stead and for its use and benefit, to make, sign, execute, acknowledge, deliver, file for record and record any such instruments in its behalf and to effectuate the following enumerated transactions as the same may relate to a mortgage, deed of trust, real estate owned and mortgage notes secured thereby by said attorney-in-fact.

This appointment shall apply to the following transactions only:

1. The assignment of any mortgage or deed of trust.

The undersigned gives to said attorney-in-fact full power and authority to execute such instruments and to do and perform all and every act and thing requisite, necessary and proper to carry into effect the express power or powers granted by or under this Limited Power of Attorney as fully, to all intents and purposes, as the undersigned might or could do, and hereby does ratify and confirm all that said attorney-in-fact shall lawfully do or cause to be done by authority hereof. Third parties without actual notice may rely upon the power granted to said attorney-in-fact under this Limited Power of Attorney and may assume that, upon the exercise of such power, all conditions precedent to such exercise of power have been satisfied and this Limited Power of Attorney has not been revoked unless an instrument or revocation has been recorded.

This Limited Power of Attorney is to be made **effective as of October 21, 2021** and the same shall continue in full force and effect until the earlier of (i) December 31, 2023 or (ii) the record of an instrument of revocation.

In witness whereof, Grantor has executed this instrument as of the 3rd day of January, 2022.

FLB

American Advisors Group

By: *Matt Engel*

Name: **Matt Engel**

Title: **CFO**

WITNESSED:

By: [Signature]
Name: Justin Cooper

WITNESSED:

By: [Signature]
Name: Julie Paine

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 CA
COUNTY OF ORANGE

On Feb 3, 2022, before me, **S.Valencia**, Notary Public, personally appeared, **Matt Engel**, 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 and 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 that under PENALTY OF PERJURY under laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

S.Valencia
Notary: S.Valencia
My Commission Expires: 05/23/2023

