

RECORDING COVER SHEET

ORS 205.234

This cover sheet has been prepared by:

2024-006213

Klamath County, Oregon

07/17/2024 04:20:02 PM

Fee: \$107.00



Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.

Reference: 637494AM

Please print or type information.

1. AFTER RECORDING RETURN TO –

Required by ORS 205.180(4) & 205.238:

Name: Summit Funding, Inc.Address: Attn: Final Docs PO BOX 15167City, ST Zip: Sacramento, CA 95813-9998**2. TITLE(S) OF THE TRANSACTION(S) –** Required by ORS 205.234(1)(a)

Note: "Transaction" means any action required or permitted by law to be recorded, including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. Enter descriptive title for the instrument:

Document Title(s): Real Property & Manufactured Home Limited Power of Attorney**3. DIRECT PARTY / GRANTOR Names and Addresses –** Required by ORS 205.234(1)(b)

for Conveyances list Seller; for Mortgages/Liens list Borrower/Debtor

Grantor Name: Alejandro Anaya Cabrera and Damian Zerimar

Grantor Name: _____

4. INDIRECT PARTY / GRANTEE Names and Addresses – Required by ORS 205.234(1)(b)

for Conveyances list Buyer; for Mortgages/Liens list Beneficiary/Lender/Creditor

Grantee Name: Summit Funding, Inc.

Grantee Name: _____

5. For an instrument conveying or contracting to convey fee title,
the information required by ORS 93.260:**UNTIL A CHANGE IS REQUESTED, ALL
TAX STATEMENTS SHALL BE SENT TO
THE FOLLOWING ADDRESS:**Name: No Change

Address: _____

City, ST Zip: _____

6. TRUE AND ACTUAL CONSIDERATION –
Required by ORS 93.030 for an instrument conveying
or contracting to convey fee title or any memorandum
of such instrument:\$ 0**7. TAX ACCOUNT NUMBER OF THE PROPERTY if the instrument creates a lien or other interest that
could be subject to tax foreclosure. –** Required by ORS 312.125(4)(b)(B)Tax Acct. No.: N/A



When recorded, return to:
Summit Funding, Inc.
ATTN: Final Document Department
P.O. Box 15167
Sacramento, CA 95813-9998

LOAN #: EUG2406X973100
MIN: 1002411-0611651121-5

**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), **Alejandro Anaya Cabrera AND Damian Zerimar**

whether one or more, each referred to below as "I" or "me," residing at:
1869 Logan Street, Klamath Falls, OR 97603

("Mailing Address").

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

New _____ Used X Year 2000 Length 52 Width 27

Make UNKNOWN

Model Name or Model No. UNKNOWN



LOAN #: EUG2406X973100

Serial No. UNKNOWN

Serial No. _____

Serial No. _____

Serial No. _____

permanently affixed to the real property located at

109 Del Fatti Lane

(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,

Summit Funding, Inc.

("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 11, 2024** 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 #: EUG2406X973100


WITNESS my hand and seal this 11th day of July, 2024.


ALEJANDRO ANAYA CABRERA 07/16/24 (Seal)
DATE


DAMIAN ZERIMAR 7/13/24 (Seal)
DATE

State of OREGON
County of KLAMATH

This record was acknowledged before me on 7/16/24 (date)
by ALEJANDRO ANAYA CABRERA AND DAMIAN ZERIMAR


Notary Public, State of OR



CALIFORNIA ACKNOWLEDGMENT

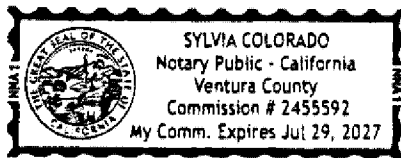
CIVIL CODE § 1189

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 California

County of Ventura }On July 13, 2024 before me, Sylvia Colorado, Notary Public
Date Here Insert Name and Title of the Officerpersonally appeared Damian Zerimar
Name(s) of Signer(s)

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 California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Place Notary Seal and/or Stamp Above

Signature

Sylvia Colorado
Signature of Notary Public**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer – Title(s): _____☐ Partner – ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

☐ Corporate Officer – Title(s): _____☐ Partner – ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer is Representing: _____

EXHIBIT "A"

PARCEL 1: A parcel of land situate in the S1/2 SW1/4 of Section 30, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Commencing at a point of intersection of the section line marking the Southerly boundary of the said Section 30, with a line parallel with and 50.00 feet distant at right angles Southeasterly from the center line of the Klamath Falls Midland section of the Oregon State Highway, as the same is now located and constructed from which point of intersection the Southwesterly corner of said Section 30 bears South 89°42 1/2' West 827.1 feet more or less distant and running thence North 89°42 1/2' East 517.57 feet along said Section line to the true point of beginning of this description and running thence North 0°17' West 130.0 feet; thence South 89°42 1/2' West 74.32 feet more or less to a point in a line parallel with and 325.00 feet distant at right angles Southeasterly from the said center line of the Oregon State Highway; thence North 36°49 1/2' East along said parallel line 188.11 feet; thence North 89°42 1/2' East parallel with said section line 110.81 feet; thence South 0° 17 1/2' East 280.00 feet more or less to a point in said Section line; thence South 89°42 1/2" West 150.00 feet more or less along said Section line to the said true point of beginning.

PARCEL 2: A tract of land situate in the S1/2 SW1/4 of Section 30, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Commencing at the point of intersection of the section line marking the Southerly boundary of said Section 30 with a line parallel with and 50 feet distant at right angles Southeasterly from the center line of the Klamath Falls-Midland Section of the Oregon State Highway as the same is now located and constructed, from which point of intersection the Southwesterly corner of said Section 30 bears South 89°42 1/2" West 827.1 feet more or less, distant and running thence North 89°42 1/2' East 667.57 feet along said section line to the true point of beginning of the tract to be herein described; thence North 0°17 1/2' West 280 feet; thence North 89°42 1/2' East and parallel with said section line 50 feet to a point; thence South 0°17 1/2' East 280.00 feet more or less to a point in said Section line; thence South 89°42 1/2' West 50 feet more or less along aid section line to said true point of beginning.

PARCEL 3: A tract of land in the S1/2 SW1/4 of Section 30, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Commencing at a point of intersection of the section line marking the Southerly boundary of said Section 30 with a line parallel with and 50 feet distant at right angles Southeasterly from the center line of the Klamath Falls Midland Section of the Oregon State Highway as the same is now located and constructed from which point of intersection the Southwesterly corner of said Section 30 bears South 89°42 1/2' West 827.1 feet more or less and distant and running thence North 89°42 1/2' East 717.57 feet along said section line to the true point of beginning of the tract herein to be described; thence North 0°17 1/2' West 280 feet; thence North 89°42 1/2' East and parallel with said section line 150 feet to a point; thence South 0°17 1/2' East 280.00 feet more or less to a point in said Section line; thence South 89°42 1/2' West 150 feet more or less along said section line to said true point of beginning.