

WTC 84394-SH

2009-005568

Klamath County, Oregon



THIS SPACE R



00064683200900055680070073

04/22/2009 03:03:53 PM

Fee: \$51.00

After recording return to:

CORY ALVAREZ

2166 KELSEY LANE

KLAMATH FALLS, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:

CORY ALVAREZ

2166 KELSEY LANE

KLAMATH FALLS, OR 97603

Escrow No. MT84394-SH

Title No. 0084394

SWD-EM

STATUTORY WARRANTY DEED

FEDERAL DEPOSIT INSURANCE CORPORATION AS RECEIVER FOR SILVER FALLS BANK, Grantor(s) hereby convey and warrant to **CORY ALVAREZ and TAMIE PARKER** not as tenants in common, but with right of survivorship, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon, free of encumbrances except as specifically set forth herein:

Lot 43 in Tract 1378 - PLEASANT VISTA STAGE 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$173,500.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

51amt

Dated this 15th day of April 2009

FEDERAL DEPOSIT INSURANCE CORPORATION AS RECEIVER FOR SILVER FALLS BANK

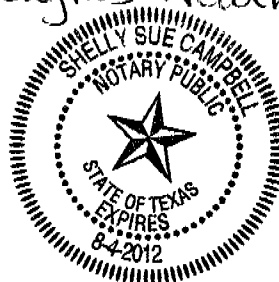
BY: X [Signature]

State of TEXAS
County of DALLAS

This instrument was acknowledged before me on April 15, 2009 by Douglas Woodward

Shelly Campbell
(Notary Public for)

My commission expires 8/4/2012





POA
5 PGS

20070018798

After recording, please return to:
FDIC
Attn: Jackie Hutchins
1601 Bryan St.
Dallas, TX 75201

LIMITED POWER OF ATTORNEY

KNOW ALL PERSONS BY THESE PRESENTS, that the FEDERAL DEPOSIT INSURANCE CORPORATION, a Corporation organized and existing under an Act of Congress, hereinafter called the "FDIC," acting in its Receivership capacity or separate Corporate capacity or as Manager of the FSLIC Resolution Fund has acquired and will acquire certain assets for liquidation and has determined that it is necessary to appoint a representative to act on its behalf in connection with the maintenance and liquidation of said assets, hereinafter called the "Acquired Assets."

WHEREAS, the FDIC desires to designate Doug Woodward as attorney-in-fact for the limited purpose of facilitating the management and disposition of the Acquired Assets; and

WHEREAS, the undersigned has full authority to execute this instrument on behalf of the FDIC under applicable Resolutions of the FDIC's Board of Directors and redelegations thereof.

NOW, THEREFORE, the FDIC appoints Doug Woodward as its true and lawful attorney-in-fact to act in its name, place, and stead, and hereby grants Doug Woodward the authority, subject to the limitations herein, as follows:

(1) Sign, seal and deliver as the act and deed of the FDIC any instrument in writing, and to do every other thing necessary and proper for the collection and recovery of any and all monies and properties of every kind and nature whatsoever for and on behalf of the FDIC and to give proper receipts and acquittance therefor in the name and on behalf of the FDIC;

(2) Release, discharge or assign any and all judgments, mortgages on real estate or personal property, including the release and discharge of the same of record in the office of any Prothonotary or Register of Deeds wherever located where payments on account of the same in redemption or otherwise may have been made by the debtor (s), and to endorse receipt of such payment upon the records in any appropriate public office;

(3) Receive, collect and give all proper acquittance for any other sums of money owing to the FDIC for any Acquired Asset which the attorney-in-fact may sell or dispose of;

Limited Power of Attorney
Doug Woodward
November 27, 2006

(4) Execute any and all transfers and assignments as may be necessary to assign any securities or other choses in action;

(5) Sign, seal, acknowledge and deliver any and all agreements, easements, or conveyances as shall be deemed necessary or proper by the FDIC attorney-in-fact in the care and management of the Acquired Assets;

(6) Sign, seal, acknowledge and deliver indemnity agreements and surety bonds in the name of and on behalf of the FDIC;

(7) Sign receipts for the payment of all rents and profits due or to become due on the Acquired Assets;

(8) Execute, acknowledge and deliver deeds of real property in the name of the FDIC;

(9) Extend, postpone, release and satisfy or take such other action regarding any mortgage lien held in the name of the FDIC;

(10) Execute, acknowledge and deliver in the name of the FDIC a power of attorney wherever necessary or required by law to any attorney employed by the FDIC;

(11) Foreclose any mortgage or other lien on either real or personal property, wherever located;

(12) Do and perform every act necessary for the use, liquidation or collection of the Acquired Assets held in the name of the FDIC;

(13) Sign, seal, acknowledge and deliver any and all documents as may be necessary to settle any action(s) or claim(s) asserted against the FDIC, either in its Receivership or Corporate capacity, or as Manager of the FSLIC Resolution Fund.

This Power of Attorney shall be effective January 1, 2007, and shall continue in full force and effect through January 31, 2011, unless otherwise terminated by any official of the FDIC authorized to do so by the Board of Directors of the FDIC.

IN WITNESS WHEREOF, the FDIC, by its duly authorized officer empowered by appropriate resolution of its Board of Directors, has caused these presents to be subscribed in its name this 1 day of December, 2006.

**FEDERAL DEPOSIT INSURANCE
CORPORATION**

By: Sharon K. Allen
Name: Sharon K. Allen
Title: Supervisory Specialist
Dallas Field Operations

(CORPORATE SEAL)

074563

ATTEST: Valerie J. Best
Name: Valerie Best
Title: Assistant Executive Secretary

Signed, sealed and delivered
in the presence of:

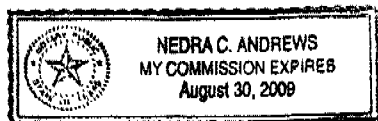
Shirley S. Walton
Witness

Quendolyn F. Alston
Witness

STATE OF TEXAS

COUNTY OF DALLAS

On this 1st day of December, 2006, before me, a Notary Public in and for the State of Texas appeared Sharon K. Allen, to me personally known, who, being by me first duly sworn did depose that she is the Supervisory Specialist, Dallas Field Operations Branch of the Federal Deposit Insurance Corporation (the "Corporation"), in whose name the foregoing Limited Power of Attorney was executed and subscribed, and the said Limited Power of Attorney was executed and subscribed on behalf of the said Corporation by due authority of the Corporation's Board of Directors, and the said Sharon K. Allen acknowledged the said Limited Power of Attorney to be the free act and deed of said Corporation.



Nedra C. Andrews
Notary Public
My Commission expires: 8/30/09

UNITED STATES OF AMERICA

DISTRICT OF COLUMBIA

On this 12 day of December, 2006, before me, Notary Public in and for the District of Columbia, personally appeared Valerie Best, to me known personally, who being by me first duly sworn did depose that she is Assistant Executive Secretary, of the Federal Deposit Insurance Corporation, the Corporation in whose name the foregoing Power of Attorney has been subscribed, who further said that the seal affixed to the said Power of Attorney is the corporate seal of the said Federal Deposit Insurance Corporation, and that the said Power of Attorney was subscribed on behalf of the said Corporation and its seal thereto affixed by due authority of the Corporation's Board of Directors, and the said Valerie Best, acknowledge the said Power of Attorney to be the free act and deed of the said Corporation.

Ann Laterra
Notary Public, District of Columbia ~~ANN LATERRA~~
United States of America
My Commission expires: SEPTEMBER 14, 2010

Limited Power of Attorney
Doug Woodward
November 27, 2006

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



[Signature]
John F. Warren, County Clerk

Dallas County TEXAS

January 12, 2007 04:12:33 PM

FEE: \$28.00

20070018798

CERTIFIED
COPY OF
ORIGINAL

TRUE AND CORRECT
COPY OF ORIGINAL
FILED IN DALLAS
COUNTY CLERK'S OFFICE

[Signature]
SIGNATURE

4/10/07
DATE