

2018-010197

Klamath County, Oregon

08/24/2018 10:52:01 AM

Fee: \$112.00

AFTER RECORDING MAIL TO:

Washington Federal
425 Pike Street
Seattle, WA 98101
Attention: Arian Colachis

**MASTER ASSIGNMENT
OF DEEDS OF TRUST AND MORTGAGES**

GRANTOR: FEDERAL DEPOSIT INSURANCE CORPORATION
AS RECEIVER FOR HOME VALLEY BANK
GRANTEE: WASHINGTON FEDERAL, NATIONAL
ASSOCIATION
AFFECTED DOCUMENTS: SEE EXHIBIT A; AND SEE EXHIBIT "B"
FOR ADDITIONAL DOCUMENTS AFFECTED.

FOR VALUE RECEIVED AND WITHOUT REPRESENTATION, WARRANTY OR RECOURSE, the undersigned has assigned, and hereby further assigns, to Washington Federal, National Association, whose address is 425 Pike Street Seattle, Washington 98101 ("Washington Federal"), all beneficial interest under the deeds of trust acquired by Washington Federal, as successor-in-interest to South Valley Bank and Trust, pursuant to that certain Purchase and Assumption Agreement dated as of July 23, 2010, by and between the Federal Deposit Insurance Corporation (the "FDIC") as receiver of Home Valley Bank and South Valley Bank and Trust, including, without limitation, the deeds of trust set forth on Exhibit A hereto (collectively, the "Deeds of Trust"), together with all rights accrued or to accrue under said Deed of Trust or given in connection therewith or any note secured thereby or any other documents, including guaranties, evidencing, securing, guarantying, or otherwise related to said note or notes.

The FDIC appointed, among others, the undersigned as its attorney in fact, as evidenced by that certain Limited Power of Attorney, dated December, 21, 2017, a copy of which is attached hereto as Exhibit B.

THIS MASTER ASSIGNMENT IS MADE WITHOUT RECOURSE, REPRESENTATION, OR WARRANTY, EXPRESS OR IMPLIED, BY THE FEDERAL DEPOSIT INSURANCE CORPORATION IN ITS CORPORATE CAPACITY OR AS RECEIVER.

A circular notary seal for Shalese Yvette Craig, a Notary Public in the State of Washington. The seal features the text "NOTARY PUBLIC" at the top, "SHALESE YVETTE CRAIG" in the center, "COMM. EXPIRES SEPT. 29, 2018" below the name, and "STATE OF WASHINGTON" at the bottom. The seal is surrounded by a decorative border of small dots.

Exhibit A

Borrower: Brian Thompson and Nancy Thompson

Trustee: First American Title Insurance

Beneficiary: Home Valley Bank

Dated: 06/03/2009

Recorded: 07/14/2009

Instrument #: 2009-009596

Book:

Page:

Exhibit B



201700357017

POA 1/4

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, hereafter called the "FDIC", hereby designates the employees(s) of Washington Federal, National Association, Seattle, Washington, successor by merger to South Valley Bank & Trust, Klamath Falls, Oregon, set out below (the "Attorney(s)-in-Fact") for the sole purpose of executing the documents outlined below:

Brent Beardall
Mark Schoonover
Roger Ford
Kim Robison

Arian Colachis
Jennifer Peterson
Ronald Miller
Joey Nguyen

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 grants to the above-named Attorney(s)-in-Fact the authority, subject to the limitations herein, as follows:

1. To execute, acknowledge, seal and deliver on behalf of the FDIC as receiver of Home Valley Bank, Cave Junction, Oregon ("Receiver") all instruments of transfer and conveyance, including but not limited to deeds, assignments, satisfactions, and transfers, appropriately completed, with all ordinary or necessary endorsements, acknowledgments, affidavits and supporting documents as may be necessary or appropriate to evidence the sale and transfer of any asset of Home Valley Bank, Cave Junction, Oregon including all loans formerly held by Home Valley Bank, Cave Junction, Oregon to Washington Federal; National Association, Seattle, Washington, successor by merger to South Valley Bank & Trust, Klamath Falls, Oregon, pursuant to that certain Purchase and Assumption Agreement, dated as July 23, 2010 between Receiver and South Valley Bank & Trust, Klamath Falls, Oregon.

2. Regarding indebtedness previously owned by the former Home Valley Bank, Cave Junction, Oregon that had been paid off or otherwise satisfied prior to bank failure, authority is granted to the Attorney(s)-in-Fact to execute, acknowledge, seal and deliver on behalf of the Receiver any and all lien releases that may be necessary for the completion of the documentation obligations of the former Home Valley Bank, Cave Junction, Oregon, in connection with such paid-off loans or other debt obligations. All lien releases and related documents prepared in connection with this Limited Power of Attorney shall be appropriately completed, with all ordinary or necessary endorsements, acknowledgments, affidavits and supporting documents as may be necessary or appropriate to evidence the release of the collateral and satisfaction of the debt.

Attorneys-in-Fact shall undertake to complete all appropriate due diligence necessary to verify the full and final payment and satisfaction of all indebtedness secured by the collateral being released.

The form which the Attorney(s)-in-Fact shall use for endorsing promissory notes or preparing allonges to promissory notes is as follows:

Pay to the order of

Without Recourse

FEDERAL DEPOSIT INSURANCE CORPORATION
as Receiver of Home Valley Bank, Cave Junction, Oregon

By: _____

Name: _____

Title: Attorney-in-Fact

All other documents of assignment, conveyance, or transfer shall contain this sentence: "This assignment is made without recourse, representation or warranty, express or implied, by the FDIC in its corporate capacity or as Receiver."

3. FDIC further grants to each Attorney-in-Fact full power and authority to do and perform all acts necessary to carry into effect the powers granted by this Limited Power of Attorney as fully as FDIC might or could do with the same validity if all and every such act had been herein particularly stated, expressed, and especially provided for.

This Limited Power of Attorney shall be effective from December 20, 2017, and shall continue in full force and effect through December 20, 2018, unless otherwise terminated by an official of the FDIC authorized to do so by the Board of Directors ("Revocation"). At such time this Limited Power of Attorney will be automatically revoked. Additionally, upon the termination of employment from Washington Federal, National Association, Seattle, Washington (for any reason) of any Attorney(s)-in-Fact named herein, such terminated employee's or officer's power and authority provided pursuant to this Limited Power of Attorney shall immediately be revoked and be of no further force and effect as of the date of such termination. Any third party may rely upon this document as to the named individual(s)' authority to exercise the powers herein granted unless (1) a Revocation has been recorded in the public records of Office of the County Clerk of Dallas County, Texas; (2) Notice of the Receivership Termination has been published in the *Federal Register*; or (3) a third party has received actual notice of a Revocation.

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 21st day of December, 2017.

FEDERAL DEPOSIT INSURANCE CORPORATION

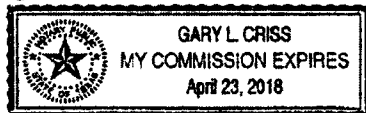
By: *Patricia A. Deaton*
Name: Patricia A. Deaton
Title: Resolutions and Closings Manager
Field Operations Branch

Signed in the presence of:

Sheila A. Umeh
Witness
Name: Sheila A. Umeh
Geraldine Brinson
Witness
Name: Geraldine Brinson

STATE OF TEXAS
COUNTY OF DALLAS

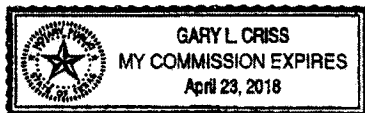
On this 21st day of December, 2017, before me, a Notary Public in and for the State of Texas appeared Patricia A. Deaton, to me personally known, who, being by me first duly sworn did depose that she is Resolutions and Closings Manager, Field Operations Branch of the Federal Deposit Insurance Corporation (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 Patricia A. Deaton, acknowledged the said Limited Power of Attorney to be the free act and deed of said Corporation.



Gary L. Criss
Notary Public
My Commission expires: 4.23.2018

STATE OF TEXAS
COUNTY OF DALLAS

On this 21st day of December, 2017, before me, a Notary Public in and for the State of Texas appeared Sheila A. Umeh (witness #1) and Geraldine Brinson (witness #2), to me personally known to be the persons whose names are subscribed as witness to the foregoing instrument of writing, and after being duly sworn by me stated on oath that they saw Patricia A. Deaton, Resolutions and Closings Manager, Field Operations Branch of the Federal Deposit Insurance Corporation, the person who executed the foregoing instrument, subscribe the same, and that they had signed the same as a witness at the request of the person who executed the same.



Gary L. Criss
Notary Public
My Commission expires: 4.23.2018

Instrument # 201700357017
FILED
12/22/2017
DALLAS COUNTY, TEXAS
RECORDED

Filed and Recorded
Official Public Records
John F. Warren, County Clerk
Dallas County, TEXAS
12/22/2017 08:42:46 AM
\$34.00

THE STATE OF TEXAS
COUNTY OF DALLAS
I hereby certify that the above and foregoing is a full, true, and correct photographic copy of the original record now in my lawful custody and possession, filed on the date stamped thereon and as the same is recorded in the Recorder's Records in my office under the volume and page or Instrument # stamped thereon.
I hereby certify on



[Handwritten signature]

201700357017

DEC 22 2017



COUNTY CLERK, Dallas County, Texas
By *[Handwritten signature]* Deputy

FILED
12/22/2017
DALLAS COUNTY, TEXAS
RECORDED