WARRANTY DEED

KELLER CONSTRUCTION, INC. a corporation duly organized and existing under the laws of the State of Oregon, GRANTOR, conveys and warrants to HOWARD G. KEOWN and RHODA L. KEOWN, husband and wife, GRANTEE, the following described real property situate in Klamath County, Oregon, free of encumbrances except as specifically set forth below:

Lot 14, Block 18, NINTH ADDITION to SUNSET VILLAGE in Klamath County, Oregon.

SUBJECT TO: Conditions and Restrictions, set back line and utility easements as shown on the plat of Ninth Addition to Sunset Village.

SUBJECT TO: Conditions and Restrictions imposed by Declaration of Conditions and Restrictions, including the terms and provisions thereof, recorded January 25, 1978, in M-78 at page 1523.

The true and actual consideration paid for this transfer, stated in terms of dollars, is $98,000.00.

In construing this deed and where to context so requires, the singular includes the plural.

Done by order of the grantor's board of directors, with its corporate seal affixed this _23 rd._day of _January_ ,1990.

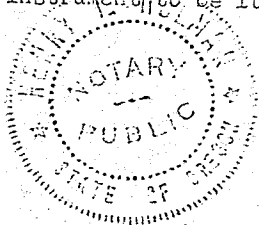KELLER CONSTRUCTION, INC.

By_____ President
JOE L. KELLER

(SEAL)

By_____ Secretary
ROSIE A. KELLER

STATE OF OREGON)
) ss. _January   23_ ,1990
COUNTY OF KLAMATH)

Personally appeared JOE L. KELLER and ROSIE A. KELLER, President and Secretary respectively, of KELLER CONSTRUCTION, INC., a Corporation, and being first duly sworn, did say that the seal affixed to the foregoing instrument is the corporate seal of said corporation by authority of its board of directors; and each of them aknowledged said instrument to be its voluntary act and deed.

Before me:

_____
Notary Public for Oregon
My Commission expires _____ 11-21-91

after recording please return to:
KLAMATH FIRST FEDERAL S&LA
2943 SOUTH SIXTH STREET
KLAMATH FALLS, OREGON 97603