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WARRANTY DEED

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

Lot 13 Block 19, NINTH ADDITION to SUNET 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: Contitions 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 \$102,750.00.

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

Done by order of the grantor's board of directors, with its corporate seal affixed this 9th day of September, 1991.

KELLER CONSTRUCTION, INC.

By [Signature] President
JOE L. KELLER

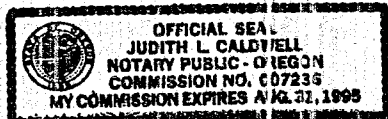
(SEAL)

By [Signature] Secretary
ROSIE A. KELLER

STATE OF OREGON }
COUNTY OF KLAMATH } ss September 9, 1991

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 and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:



Notary Public of Oregon

My Commission expires: 8-31-91

*Jones and
Return to:*

*Klamath First Federal
2943 Do. Sixth St
Klamath Falls, OR 97603*

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Mountain Title Co.

on this 12th day of Sept. A.D. 19 91
at 10:04 o'clock A M. and duly recorded
in Vol. M91 of Deeds Page 18331

Evelyn Blehn County Clerk

By [Signature] Deputy.

Fee, \$28.00