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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 P. SHANNON and CELINA SHANNON, husband and wife, GRANTEE, the following described real property situate in Klamath County, Oregon free of encumbrances except as specifically set forth below:

Lot 17 Block 18, NINTH ADDITION to SUNSET VILLAGE in Klamath County, Oregon.

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

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$136,000.00.

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 23 day of September 1992.

KELLER CONSTRUCTION, INC.

By [Signature] President
JOE L. KELLER

(SEAL)

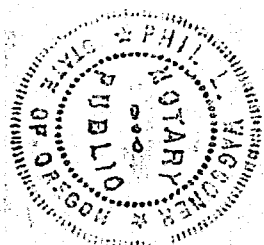
By [Signature] Secretary
ROSIE A. KELLER

STATE OF OREGON)
) ss. September 23, 1992
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 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:

[Signature]
Notary Public for Oregon
My Commission expires 2-27-94



STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Mountain Title Co.
on this 2nd day of Oct. A.D., 19 92
at 11:54 o'clock A M. and duly recorded
in Vol. M92 of Deeds Page 23082
Evelyn Biehn County Clerk
By [Signature]
Deputy.

Fee, \$30.00

Send tax statements and
After recording return to:
Klamath First Federal Savings & Loan
2943 South Sixth Street
Klamath Falls, Oregon 97603