

LOAN NUMBER 300871712 p/o 11/22/93 Mitchell
RTC OREGON SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made the September 22, 1993 by RESOLUTION TRUST CORPORATION, as Receiver of The Benj. Franklin Federal Savings and Loan Association, whose address is Portland, Oregon, as GRANTOR, to Bankers Trust Company of California, N.A., as Trustee under that certain Pooling and Servicing Agreement dated March 1, 1992 for RTC Mortgage Pass-Through Certificates, Series 1992-5, whose address is 3 Park Plaza, Irvine, California, 92714, as GRANTEE.

Witness that Grantor, for the good and valuable consideration of fulfillment of contract, receipt of which is acknowledged, conveys and specially warrants to Grantee all the real property located in: Klamath Falls, Oregon more particularly described as:

Tract 142, PLEASANT HOME TRACTS NO. 2, Klamath County, Oregon.

together with all tenements, hereditaments and appurtenances thereto; subject to current real property taxes, zoning and other governmental restrictions, and all covenants, conditions, restrictions, easements, rights-of-way and other matters of record.

Grantor hereby covenants with Grantee that Grantor will forever defend Grantee against claims of all persons claiming by, through or under Grantor. No other covenants or warranties, express or implied, are given by this Special Warranty Deed.

This instrument will not allow use of the property described in the instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to property should check with the appropriate city or county planning department to verify approved uses.

IN WITNESS WHEREOF, Grantor has set its hand the day and year first above written.
GRANTOR:

RESOLUTION TRUST CORPORATION

As Receiver of The Benj. Franklin Federal Savings and Loan Association
By: George M. Wessel, Authorized Signer
its Attorney-in-fact

NO CORPORATE SEAL

By: George M. Wessel
Name: George M. Wessel
Title: Authorized Signer

STATE OF IOWA

COUNTY OF BLACK HAWK

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) ss
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On this September 22, 1993 before me, the undersigned, a Notary Public in and for the County of Black Hawk, State of Iowa, personally appeared George M. Wessel as Authorized Signer for the Resolution Trust Corporation, a corporation organized and existing under the laws of the United States of America, as The Benj. Franklin Federal Savings and Loan Association to me personally known to be the identical person whose name is subscribed to the foregoing instrument; that no seal has been procured by said corporation; and such person acknowledged the execution of said instrument to be the voluntary act and deed of Resolution Trust Corporation, as such Receiver it voluntarily executed.

Laurie A. Arwine

Laurie A. Arwine

Notary Public in and for said District

My Commission expires: March 25, 1995

JMT/WAR-DEED.RTC

Send Tax Statement and Return To: Ben F. Mitchell and Kathleen J. Mitchell
5119 Cottage
Klamath Falls, Oregon

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ 28th day
of _____ Dec. _____ A.D., 19 93 at 1:57 o'clock _____ P.M., and duly recorded in Vol. _____ M93
of _____ Deeds _____ on Page 34877

FEE \$30.00

Evelyn Biehn County Clerk

By Evelyn Biehn