

LOAN NUMBER 300871712 p/o 11/22/93 Mitchell

BANKERS TRUST COMPANY OF CALIFORNIA SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made the December 13, 1993, by BANKERS TRUST COMPANY OF CALIFORNIA, N.A., as trustee under that certain Pooling and Servicing Agreement dated as March 1, 1992 for RTC Mortgage Pass-Through Certificates, Series 1992-5, whose address is 3 Park Plaza, Irvine, California, 92714, as GRANTOR, to Ben F. Mitchell and Kathleen J. Mitchell, husband and wife, whose address is 5119 Cottage, as GRANTEE.

Witness that Grantor, for the true and actual 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 and successors in interest that Grantor will forever defend the real property against lawful 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.

GRANTOR:

GMAC MORTGAGE CORPORATION OF IOWA
AS POWER OF ATTORNEY FOR BANKERS TRUST
COMPANY OF CALIFORNIA, N.A.

By G. M. Wessel
G. M. Wessel, Senior Vice President

STATE OF IOWA)
) ss
CITY OF BLACK HAWK)

On December 13, 1993, before me, the undersigned, a Notary Public in and for the State of Iowa personally appeared G. M. Wessel as Senior Vice President for GMAC Mortgage Corporation of Iowa as Power of Attorney for Bankers Trust Company of California, N.A., a corporation organized and existing under the laws of the United States of America, to me personally known to be the identical person whose name is subscribed to the foregoing instrument; and such person acknowledged the execution of said instrument to be the voluntary act and deed.

Laurie A. Arwine

Laurie A. Arwine
Notary Public in and for said City and State
My Commission expires: March 25, 1995

JMT/WAR-DEED.BTC**Send Tax Statements 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. 1493
of Deeds on Page 34878

FEE \$30.00

Evalyn Biehn County Clerk

By Laurie A. Arwine