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LOAN NUMBER 300872199 P/O 6/28/94

BANKERS TRUST COMPANY OF CALIFORNIA SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made the July 25, 1994, 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 JAMES L. MOORE AND CHERYL L. MOORE, whose address is 436 GARFIELD ST, 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: MERRILL, Oregon, more particularly described as:

LOT 2, BLOCK 8, MERRILL, IN THE COUNTY OF KLAMATH AND STATE OF 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: [Signature]
G. M. Wessel, Senior Vice President

STATE OF IOWA)
)ss
CITY OF BLACK HAWK)

On July 25, 1994, 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.

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

MLB/WAR-DEED.BTC

Send Tax Statements and Return to:

JAMES L. MOORE AND CHERYL L. MOORE PO BOX 419 MERRILL Oregon 97633

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Aspen Title co
on this 5th day of Aug A.D., 19 94
at 10:54 o'clock A M. and duly recorded
in Vol. M94 of Deeds Page 24200

Evelyn Biehn County Clerk
By [Signature] Deputy.

Fee, \$30.00

