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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That KELLER CONSTRUCTION, INC., AN OREGON CORPORATIONhereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KEITH M. LARSON AND JENNIFER M. LARSON, husband and wifehereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appearing, situated in Klamath County, State of Oregon, described as follows, to-wit:

Lot 1 in Block 21 of TRACT NO. 1127, NINTH ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(If space insufficient, continue description on reverse side)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and apparent to the land

and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

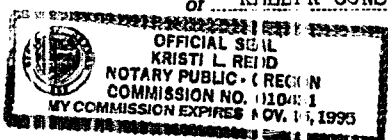
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 144,790.00 and the actual consideration for the same is the whole of the consideration (indicated by which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 30th day of August, 1994; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

KELLER CONSTRUCTION, INC.,

By- [Signature]STATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on August 30, 1994,by JOE KELLERas PRESIDENTof KELLER CONSTRUCTION, INC., an Oregon corporation

[Signature]
Notary Public for Oregon
My commission expires 11/16/95

KELLER CONSTRUCTION INC.

6412 HARLAN DRIVE

KLAMATH FALLS OR 97603

Grantor's Name and Address

KEITH M. LARSON & JENNIFER M. LARSON

3033 Kane

Klamath Falls, OR 97603

Grantee's Name and Address

After recording return to (Name, Address, Zip):

KEITH M. LARSON & JENNIFER M. LARSON

3033 Kane

Klamath Falls, OR 97603

Until requested otherwise send all tax statements to (Name, Address, Zip):

KEITH M. LARSON & JENNIFER M. LARSON

3033 Kane

Klamath Falls, OR 97603

SPACE RESERVE
FOR
RECORDER'S USE:

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instrument was received for record on the 2nd day of Sept., 1994, at 3:57 o'clock P.M., and recorded in book/reel/volume No. M94 on page 27694 and/or as fee/file/instrument/microfilm/reception No. 87371, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME TITLE
By Douglas M. Henderson, Deputy.

Fee \$30.00