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WARRANTY DEED

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MT-C39239 KR
 KELLER CONSTRUCTION, INC., an Oregon Corporation,
 Grantor(s) hereby grant, bargain, sell and convey to:
 JOHN MORAWIEC, and KATHY L. MORAWIEC, husband and wife
 Grantee(s) and grantee's heirs, successors and assigns the following described
 real property, free of encumbrances except as specifically set forth herein in
 the County of KLAMATH and State of Oregon, to wit:

Tract 1127,
 Lot 10 in Block 21 of NINTH ADDITION TO SUNSET VILLAGE, according to the
 official plat thereof on file in the office of the County Clerk of
 Klamath County, Oregon.

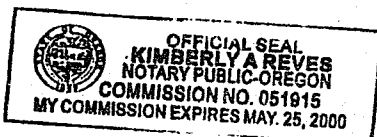
SUBJECT TO: all those items of record and those apparent upon the land, if
 any, as of the date of this deed and those shown below, if any:
 and the grantor will warrant and forever defend the said premises and every
 part and parcel thereof against the lawful claims and demands of all persons
 whomsoever, except those claiming under the above described encumbrances.

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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST
 PRACTICES AS DEFINED IN ORS 30.930.

The true and actual consideration for this conveyance is \$183,800.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
 following address: 4314 LA HABRA, KLAMATH FALLS, OR 97603

Dated this 20 day of August, 1996.



KELLER CONSTRUCTION, INC.

BY: [Signature] PRESIDENT
 JOE L. KELLER

STATE OF Oregon, County of Klamath) ss.

This instrument was acknowledged before me on August 20, 19 96

by JOE L. KELLER

as PRESIDENT

of KELLER CONSTRUCTION, INC., an Oregon Corporation

Kimberly A. Reves
 Notary Public of Oregon

My commission expires 5/25/2000

ESCROW NO. MT-KA

Return to:

JOHN MORAWIEC
 4314 LA HABRA
 KLAMATH FALLS, OR 97603

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle
 of October A.D., 19 96 at 3:54 o'clock P. M., and duly recorded in Vol. M96 day
 of Deeds on Page 33310.

FEE \$30.00

Bernetha G. Letsch County Clerk

By [Signature]