

KNOW ALL MEN BY THESE PRESENTS, That AMERICAN EXCHANGE SERVICES, INC., AN OREGON CORPORATION, herein called grantor, for the consideration herein stated, does hereby grant, bargain, sell and convey unto ROGER A. JONES AND ELEANORA F. JONES, HUSBAND AND WIFE, herein called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of KLAMATH, State of Oregon, described as follows, to wit:

SEE ATTACHED EXHIBIT "A" HERETO AND MADE A PART HEREOF

96 NOV 26 P3:51 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.

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ COMPLETION OF A IRC SECTION 1031 TAX DEFERRED EXCHANGE

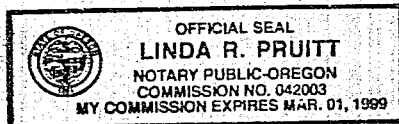
However, the actual consideration consists of or includes other property or value given or promised is the whole / part of the consideration.

In construing this deed and where the context so requires, the singular includes the plural and grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 18th day of November, 1996; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

AMERICAN EXCHANGE SERVICES, INC.

BY Cindi Thacker
CINDI THACKER, EXCHANGE SUPERVISOR



STATE OF OREGON, County of JACKSON) ss.

This instrument was acknowledged before me on _____, 19 ____

by This instrument was acknowledged before me on NOVEMBER 18, 19 96

by Cindi Thacker

as Exchange Supervisor

of American Exchange Services, Inc.

Linda R. Pruitt
Notary Public of Oregon
My commission expires 3-1-99

Grantor: American Exchange Services Inc.
PO Box 1804
Medford, OR 97501

Grantee: TAX BILLS TO THE FOLLOWING:
Roger A. Jones & Eleanora F. Jones
1530 Magnolia
Medford, OR 97501

AFTER RECORDING RETURN TO:
American Exchange Services
PO Box 1804
Medford, OR 97501

A parcel of land situated in a portion of Lots 18, 19, 20 and 21 of Block 18, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, in the NE 1/4 NW 1/4 and the NW 1/4 NE 1/4 of Section 33, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the Northerly right of way line of East Main Street, said point being the most Southerly corner of said Lot 18; thence North 55 degrees 33' 00" West, along said right of way line, 37.47 feet to the most Southerly corner of Parcel "A" of said Property Line Adjustment 1-PL-96; thence along the boundary of said Parcel "A" North 34 degrees 27' 00" East 90.00 feet and North 55 degrees 33' 00" West 62.45 feet; thence North 34 degrees 27' 00" East 25.00 feet to the most Northerly corner of said Lot 21; thence South 55 degrees 33' 00" East 99.92 feet to the most Easterly corner of said Lot 18; thence South 34 degrees 27' 00" West 115.00 feet to the point of beginning.

CODE 1 MAP 3809-33AB TL 13700 (Covers this and other property)
CODE 1 MAP 3809-33AB TL 13701

A parcel of land situated in a portion of Lots 19, 20 and 21 of Block 18, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, in the NE 1/4 NW 1/4 and the NW 1/4 NE 1/4 of Section 33, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the Northerly right of way line of East Main Street, said point being the most Westerly corner of said Lot 21; thence South 55 degrees 33' 00" East, along said right of way line, 62.45 feet; thence North 34 degrees 27' 00" East 90.00 feet; thence North 55 degrees 33' 00" West 62.45 feet to a point on the Westerly line of said Lot 21; thence South 34 degrees 27' 00" West 90.00 feet to the point of beginning.

CODE 1 MAP 3809-33AB TL 13700 (Covers this and other property)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 26th day
of November A.D., 19 96 at 3:51 o'clock P.M., and duly recorded in Vol. M96,
of Deeds on Page 37218.

FEE \$35.00

Bernetha G. Letsch County Clerk

By Kathleen Ross