

'01 DEC 28 PM3:22

mtc SS029-ms  
WARRANTY DEEDVol M01 Page 66703

ROGER A. JONES AND ELEANORA F. JONES, AS TENANTS BY THE ENTIRETY,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
RANDOLPH M. GROSSMAN,

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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE  
3809-033AB-13701-000 880805

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 pursuant to an IRC  
1031 exchange on behalf of Grantor and/or Grantee.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 874 Rodney Drive, San Leandro, CA 94577

Dated this 24<sup>th</sup> day of December, 2001.

Roger A. Jones  
Roger A. Jones

Eleanora F. Jones  
Eleanora F. Jones

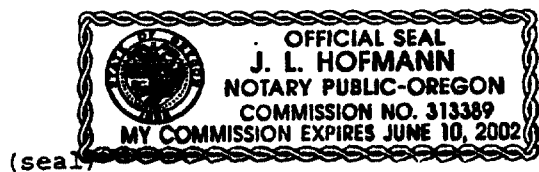
STATE OF Oregon

COUNTY OF Jackson

ss. December 24, 2001

Personally appeared the above named Roger A. Jones and Eleanora F.  
Jones

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

J. L. Hofmann  
Notary Public for Oregon  
My commission expires 6-10-02

ESCROW NO. MT55029-MS

Return to:  
Randolph M. Grossman  
874 Rodney Drive  
San Leandro, CA 94577

State of Oregon, County of Klamath  
Recorded 12/28/01, at 3:22 PM  
in Vol. M01 Page 66703  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

66704

EXHIBIT "A"  
LEGAL DESCRIPTION

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 NE1/4 NW1/4 and the NW1/4 NE1/4 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.