

'01 DEC 28 PM3:22

mtc 55030 -ms
WARRANTY DEED

Vol M01 Page 66725

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-13700-000 417588

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 24th day of December, 2001.

Roger A. Jones
 Roger A. Jones
Eleanora F. Jones
 Eleanora F. Jones

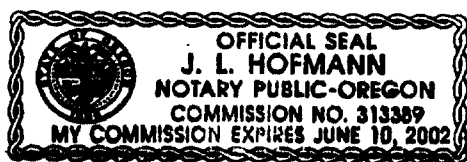
STATE OF Oregon

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.



(seal)

Before me:

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

ESCROW NO. MT55030-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 66725
Linda Smith, County Clerk
 Fee \$ 26.00 # of Pgs 2

66726

EXHIBIT "A"
LEGAL DESCRIPTION

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 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 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.