Vol **M02** Page **30931**

WHEN RECORDED RETURN TO:

William J. Howard, Esq.
Hahn Howard & Greene, LLP
3200 N. Central Ave., Ste. 1560
Phoenix, Arizona 85012

WARRANTY DEED

For the consideration of Ten Dollars ($10.00), and other valuable considerations, the undersigned, PAUL W. JONES, JR. and CONSUELO JONES, husband and wife as tenants by the entirety, the Grantors herein ("Grantors"), do hereby convey to OAK & COMMERCIAL, LLC, an Oregon limited liability company, the Grantee herein, the real property situated in Klamath County, Oregon as described in the attached Exhibit A hereto.

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record.

And Grantors do warrant the title against all persons whomsoever, subject to the matters set forth above.
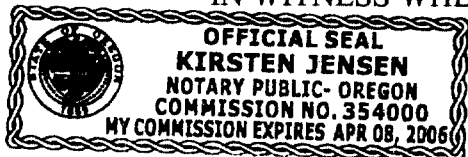
DATED this __1__ day of April, 2002.

_____
PAUL W. JONES, JR.

_____
CONSUELO JONES

STATE OF OREGON)
) ss.
County of Klamath)

The foregoing instrument was acknowledged before me on ____4/1____, 2002 by
PAUL W. JONES, JR.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

OFFICIAL SEAL
KIRSTEN JENSEN
NOTARY PUBLIC- OREGON
COMMISSION NO. 354000
MY COMMISSION EXPIRES APR 08, 2006

_____
Notary Public

STATE OF OREGON)
) ss.
County of Klamath)

The foregoing instrument was acknowledged before me on ____4/1____, 2002 by
CONSUELO JONES.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

OFFICIAL SEAL
KIRSTEN JENSEN
NOTARY PUBLIC- OREGON
COMMISSION NO. 354000
MY COMMISSION EXPIRES APR 08, 2006

_____
Notary Public

EXHIBIT A

THE REFERRED TO HEREIN IS SITUATED IN THE STATE OF OREGON, COUNTY OF KLAMATH, DESCRIBED AS FOLLOWS:

LOTS 2C, 2D & 2E ALL IN BLOCK 5 OF RAILROAD ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.