

WHEN RECORDED RETURN TO:

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

State of Oregon, County of Klamath
Recorded 05/24/2002 2:04 p. m.
Vol M02, Pg 30934-36
Linda Smith, County Clerk
Fee \$ 31.00 # of Pgs 3

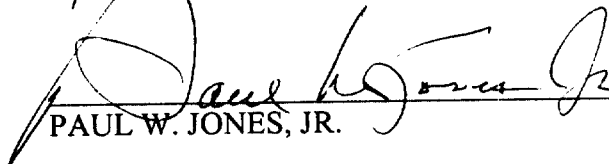
WARRANTY DEED


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 BROAD STREET PROPERTIES, 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.

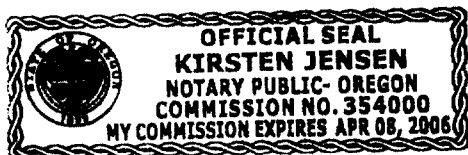

PAUL W. JONES, JR.


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.



Kirsten Jensen
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.



Kirsten Jensen
Notary Public

EXHIBIT A

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

Lots 3A, 3B, 3C, 3D, 4A, 4C, 4D, 5C AND 5D 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.