

A-25252

-WARRANTY DEED-

INCORPORATED

REDWOOD THEATRES, INC., a corporation, conveys to MALIN PROPERTIES, INC., all that real property situate in the County of Klamath, State of Oregon, described as:

A tract of land situated in the SE 1/4 SW 1/4 of Section 20, Township 38 South, Range 9 E.W.M., more particularly described as follows: Beginning at the Northeast corner of Sacramento and Biehn Streets; thence East along the North line of Sacramento Street 15 feet to the true point of beginning; thence continuing East along said Northerly line 241 feet; thence North parallel to Biehn Street 300 feet; thence West parallel to Sacramento Street 256 feet to the East line of Biehn Street; thence South along the Easterly line of Biehn Street 150 feet; thence East 15 feet; thence South parallel to the East line of Biehn Street 150 feet to the point of beginning.

EXCEPTING therefrom that portion conveyed to Klamath County by Deed Volume 95 page 518. A parcel of land being a portion of Lots 8, 9, 10, 11 and 12, Block 44, LAKEVIEW ADDITION to the City of Klamath Falls, Oregon, being a portion of those lots conveyed by deed from Abner Weed to the Klamath Development Company, recorded in Book 28, page 295, Deed Records of Klamath County, Oregon, described as follows: Beginning at the Southwest corner of Lot 8, Block 44, Lakeview Addition to the City of Klamath Falls, Oregon; running thence east along the Southerly line of Lot 8, a distance of 15.0 feet, more or less; thence N 0°21' E across Lots 8, 9, 10, 11, 12, Block 44, Lakeview Addition to the City of Klamath Falls, Oregon, a distance of 250.07 feet, more or less, to the Northerly line of said Lot 12; thence West along the Northerly line of said Lot 12, a distance of 21.5 feet to the Northwest corner of said Lot 12; thence South along the Westerly line of Lots 12, 11, 10, 9 and 8, a distance of 250.0 feet, more or less, to the point of beginning.

and covenant that grantor is the owner of the above-described property free of all encumbrances, except reservations, restrictions, easements and rights of way of record and those apparent upon the land; and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is Thirty Thousand and No/100ths (\$30,000.00) DOLLARS.

DATED this 7th day of January, 1975

REDWOOD THEATRES, INC., a  
corporation

By: Richard Mann, President

By: W. E. McLain, Secretary

STATE OF CALIFORNIA )

County of San Francisco )

ss. January 7, 1975.

Personally appeared Richard Mann, who being sworn, stated that he is President, and W. E. McLain, who being sworn, stated that he is Secretary, of grantor corporation and that the seal affixed hereto is sealed in behalf of the corporation by authority of its Board of Directors. Before me:

VANDENBERG AND BRANDNESS

ATTORNEYS

411 PINE STREET

KLAMATH FALLS,



HELEN WIENER  
NOTARY PUBLIC-CALIFORNIA  
CITY AND COUNTY OF  
SAN FRANCISCO

My Commission Expires June 30, 1977

Notary Public for California

Commission expires: June 30, 1977

Mail tax statements to and:  
After recording return to R. C. Malin Co.

P.O. Box 66  
Beaverton, OR 97005

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of KLAMATH COUNTY TITLE CO

this 12th day of February A.D., 1975 at 12:25 o'clock P.M., and duly recorded in

Vol. M. 75 of DEEDS on Page 1726

FEE \$ 2.00

WM. D. MILNE, County Clerk

By Hazel D. Hazel Deputy