

1-1-74

25290

WARRANTY DEED

Vol. 463 Page 10414

KNOW ALL MEN BY THESE PRESENTS, That Redwood Theatres, Incorporated, a Nevada corporation successor by merger to Klamath Theatres Inc. an Oregon corporation hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by The City of Klamath Falls, Oregon, a municipal corporation hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lots 1 and 2 in Block 10 in ORIGINAL TOWN, now City of Klamath Falls, Oregon, and the following described strip of land off the easterly side of Lot 3 in Block 10 in ORIGINAL TOWN, now City of Klamath Falls, Oregon, to-wit: A strip of land ten (10) feet wide East and West and measured parallel with Pine Street and ninety (90) feet long, measured from the Northeast corner of said Lot 3 and parallel with 7th Street and also an easement over a strip of land five (5) feet wide and ninety (90) feet long lying along and on the Westerly side of the said above described ten (10) foot strip, the measurements as before being parallel with the streets mentioned.

This conveyance is made upon the express condition that the grantee, its successors, or assigns, shall not use the premises for purposes of showing English speaking commercial motion picture films such as are being or would be shown by grantor in (continued on reverse side)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

except those of record and apparent on the land,

and that

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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$65,000.00

However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In-Witness Whereof, the grantor has executed this instrument this 30th day of June, 1983; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

By: Richard Mann, President

Attest: W. E. McClain, Secretary
STATE OF OREGON, County of San Francisco, ss.
June 30, 1983

Personally appeared Richard Mann and W. E. McClain who, being duly sworn,

each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of Redwood Theatres, Incorporated successor by merger to Klamath Theatres, Inc. and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

Howard R. Bechler
Notary Public for Oregon
My commission expires: April 13, 1984

(OFFICIAL SEAL)

Before me:

(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires:



HOWARD R. BECHLER
NOTARY PUBLIC - CALIFORNIA
CITY & COUNTY OF
SAN FRANCISCO

GRANTOR'S NAME AND ADDRESS

After recording return to:

The City of Klamath Falls
P. O. Box 237
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of ss.

I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in book/reel/volume No. on page or as document/fee/file/instrument/microfilm No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME TITLE
By Deputy

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(continued from reverse side)

the normal course of grantor's business, and if the premises are ever used for such purposes, the grantor may re-enter and terminate the estate hereby conveyed. This restriction shall not apply to the showing of ~~non-commercial~~ nature, religious, athletic, community affairs, and similar type films, ~~nor shall it apply to film festivals, for which admission may or may not be charged.~~ Grantor as used herein shall be construed to mean not only the grantor, but also its successors and/or assigns.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

this 1st day of July A.D. 1983 at 11:32 clock A.M., and
duly recorded in Vol. M83, of Deeds on Page 10414

By EVLYN BIEHN, County Clerk

Fee \$8.00

