K-41487
STATUTORY WARRANTY DEED
(Individual or Corporation)

***REDWOOD THEATRES, INCORPORATED, as successor through merger
with Klamath Theatres, Inc.***, Grantor,
conveys and warrants to ***TOD E. MC CLASKEY JR.***, Grantee,
the following described real property in the County of Klamath and State of Oregon.

SEE ATTACHED EXHIBIT "A"

SUBJECT TO THE RESTRICTION THAT said real property may not be used for a theatre,
or theatre parking, until the presently existing theatre building is removed, or
for fifteen (15) years, whichever is later.

This property is free of liens and encumbrances, EXCEPT

Reservations and restrictions of record, rights of way, and easements of record,
~~and any other interests in the land, contracts and obligations for irrigation and/or~~
~~XXXXXX.~~

The true consideration for this conveyance is \$ 260,000.00 (Here comply with the requirements of ORS 93.030*).

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 THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO
VERIFY APPROVED USES.

DATED this 6th day of October 19 89. If a corporate grantor, it has caused its name to be signed by
resolution of its board of directors.

REDWOOD THEATRES, Incorporated

By:

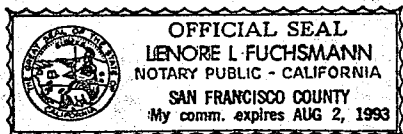
Richard Mann, President

STATE OF CALIFORNIA

COUNTY OF San Francisco

SS.

On this 6th day of October 1989, in the year
before me,
Lenore L. Fuchsmann, a Notary Public, State of California,
duly licensed and sworn, personally appeared Richard Mann



personally known to me (or proved to me on the basis of satisfactory evidence)
to be the person who executed the within instrument as President
or on behalf of the corporation therein named and acknowledged to me that
such corporation executed the within instrument pursuant to its by-laws or a
resolution of its board of directors.

IN WITNESS WHEREOF I have hereunto set my hand and affixed
my official seal in the City of San Francisco, County of San Francisco,
San Francisco, on the date set forth above in this certificate.

Lenore L. Fuchsmann
Notary Public, State of California
My commission expires August 2, 1993

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transactions and in no way acts, or is intended to act, as a substitute for the
advice of an attorney. The printer does not make any warranty either express or implied as to the
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Cowdery's Form No. 28 — Acknowledgement to Notary Public —
Corporation (C. C. Secs. 1190-1190.1) — (Rev. 1/83)

Order No. K-41487

EXHIBIT "A"

DESCRIPTION OF PROPERTY

The following described real property situate in Klamath County, Oregon:

A parcel of land situate in the NW $\frac{1}{4}$ NW $\frac{1}{4}$, Section 3 Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at the section corner marking the NW corner of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and running thence S. 0°00'30" E. along the Westerly boundary of said Section 3, 826.8 feet, more or less, to its intersection with a line parallel with and 75 feet distant at right angles Northeasterly from the centerline of the Dalles-California Highway, also known as South Sixth Street, as the same is now located and constructed; thence S. 55°52 $\frac{1}{2}$ ' E. along said parallel line 36.2 feet, more or less, to a point in the line marking the Easterly boundary of Washburn Way, as the same is now located and constructed, which point is the true point of beginning of this description, running thence S. 55°52 $\frac{1}{2}$ ' E. along said parallel line 296.92 feet, more or less to a point; thence N. 34°07'30" E., 175 feet, more or less, to a point on the Southwesterly right of way line of Pershing Way; thence N. 55°52'30" W. along said right of way line a distance of 402.52 feet, more or less, to its intersection with the Easterly right of way line of Washburn Way, thence S. 0°00'30" E. along said right of way line 211.4 feet, more or less, to the true point of beginning.

Less any portion lying within the right of way of Washburn Way.

RETURN AND MAIL TAX STATEMENTS TO:
TOD E. MCCLASKEY, JR.
804 OFFICERS ROW
VANCOUVER, WASHINGTON 98661

34-07-30
55-52-30
89-49-60

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Klamath County Title Co.
on this 13th day of Oct. A.D., 19 89
at 3:36 o'clock P.M. and duly recorded
in Vol. M89 of Deeds Page 19533.
Evelyn Biehn County Clerk
By Queline Muelendore

Deputy.

Fee, \$13.00