

OK

WARRANTY DEED

Vol 92 Page 8933

44040

KNOW ALL MEN BY THESE PRESENTS, That Redwood Theatres, Incorporated,
a Nevada Corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

John C. Schweiger

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:

SEE EXHIBIT A ATTACHED HERETO

SHASTA DRIVE-IN
P.N. R3909-011 BD 06100-000

(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

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 \$ NONE

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols ①, 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 20th day of APRIL, 1992; 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.

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

Redwood Theatres, Incorporated

By: George Vogan
Vice-President

STATE OF OREGON,)

County of) ss.

, 19

Personally appeared the above named

and acknowledged the foregoing instrument to be voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

CALIFORNIA)
STATE OF OREGON, County of San Francisco) ss.
April 20, 1992

Personally appeared

George Vogan

who, being duly sworn,

did say that he is the Vice president of

Redwood

Theatres, Incorporated, a Nevada corporation,

and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and

acknowledged said instrument to be its voluntary act and deed.

Before me:

George Vogan
Notary Public for Oregon

My commission expires: 8-2-93



OFFICIAL SEAL
LENORE F. MANN
NOTARY PUBLIC - CALIFORNIA
SAN FRANCISCO COUNTY
(If expired, copy and attach to this deed.)

Redwood Theatres, Incorporated
5725 PARADISE DRIVE, SUITE 350
CORTE MADRE, CA 94925

GRANTOR'S NAME AND ADDRESS

John C. Schweiger

GRANTEE'S NAME AND ADDRESS

After recording return to:

John C. Schweiger

P.O. Box 1240

Ashland, Oregon 97520

NAME, ADDRESS, ZIP

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

John C. Schweiger

P.O. Box 1240

Ashland, OR 97520

NAME, ADDRESS, ZIP

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 fee/file/instrument/microfilm/reception No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy

EXHIBIT 'A' TO WARRANTY DEED

DESCRIPTION OF PROPERTY

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

PARCEL 1 (Shasta Drive-In)

A tract of land situated in the S½SE¼NW¼ of Section 11, Twp. 39 S.R. 9 E.W.M., described as follows:

Beginning at the Southwest corner of said S½SE¼NW¼; thence North along the Westline of said S½SE¼NW¼ a distance of 301.4 feet to the South line of parcel described in deed from Klamath Theatres, Inc. to Klamath County, recorded in Volume 323 page 680, Deed Records of Klamath County, Oregon, said point being on the South line of Winter Avenue; thence N. 88°58' E. along said South line, a distance of 197.1 feet; thence N. 0°38' W. a distance of 361.2 feet to the North line of said S½SE¼NW¼; thence East along the North line of said S½SE¼NW¼ to the Northwest corner of Parcel conveyed to Samuel R. Warren, et ux, by deed recorded in Volume M69 page 7589, Records of Klamath County, Oregon; thence S. 0°06'30" W. a distance of 660.5 feet, more or less, to the Southwest corner of parcel described as Parcel 1, in Deed from Klamath Theatres, Inc. to James E. Gellatly, recorded in Volume M70 page 5573, Records of Klamath County, Oregon, said point being on the South line of said S½SE¼NW¼; thence S. 89°43' W., along said South line, a distance of 1013.23 feet, more or less, to the point of beginning, containing 13.7 acres, more or less.

3-

SHASTA DRIVE-IN

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ 27th _____ day
 of _____ April _____ A.D., 19 _____ 92 at 11:01 o'clock _____ A. M., and duly recorded in Vol. _____ M92
 of _____ Deeds _____ on Page _____ 8933.

Evelyn Biehn

County Clerk

By _____

FEE \$35.00