

NA

1273

QUITCLAIM DEED

Vol. M95 Page 15188KNOW ALL MEN ~~BY~~ THESE PRESENTS, That THE MOVIES, LTD., AN OREGON CORPORATION

for the consideration hereinafter stated, does hereby remise, release and quitclaim unto JOHN C. SCHWEIGER, hereinafter called grantor, hereinafter called grantee, and unto grantee's heirs, successors and assigns all of the grantor's right, title and interest in that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of KLAMATH, State of Oregon, described as follows. to-wit:

A tract of land situated in the S½SE¼NW¼ of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, described as follows:

Beginning at the Southwest corner of said S½SE¼NW¼; thence North along the West line 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, Deed 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, Deed 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.

** The purpose of this Deed is to terminate that certain Memo of Lease Option dated april 12, 1989, recorded June 20, 1989, Vol M89, Page 11027 Deed Records of Klamath County, Oregon

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

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

⓪ However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). ⓪ (The sentence between the symbols ⓪, if not applicable, should be deleted. See ORS 93.030.)

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

In Witness Whereof, the grantor has executed this instrument this ... day of May, 19 95; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person 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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

THE MOVIES, LTD., AN OREGON CORPORATION

By: [Signature] AS PRESIDENTSTATE OF OREGON, County of Jackson) ss.This instrument was acknowledged before me on ..., 19 ..., by ...This instrument was acknowledged before me on June 2, 19 95, by John C. Schweigeras Presidentof The Movies, Ltd., An Oregon Corporation

OFFICIAL SEAL
BRENDA GIBSON
NOTARY PUBLIC - OREGON
COMMISSION NO. 036888
MY COMMISSION EXPIRES JULY 31, 1996

[Signature]
Notary Public for Oregon

My Commission Expires ...

The Movies, Ltd.

Grantor's Name and Address

John C. Schweiger

Grantee's Name and Address

After recording return to (Name, Address, Zip):

Key Title CompanyATTN: Linda Ross-27-23163LP.O. Box 6178 Bend, Oregon 97708

Until requested otherwise send all tax statements to (Name, Address, Zip):

SPACE RESERVED
FOR
RECORDER'S USESTATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 8th day of June, 19 95, at 3:45 o'clock P.M., and recorded in book/reel/volume No. M95 on page 15188 and/or as fee/file/instrument/microfilm/reception No. 1273, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernatha G. Letsch, Co ClerkBy [Signature] TITLE Deputy

FEE: \$30.00