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16483

Mountain Title Company

of Klamath County

Vol. 1195 Page

222 S. 6TH ST. • KLAMATH FALLS, OREGON 97601 • TELEPHONE (503) 883-3401 • FAX (503) 882-0620

PARTIAL RECONVEYANCE

KNOWN ALL MEN BY THESE PRESENTS, That the undersigned Trustee or Successor Trustee under that Certain Trust Deed dated January 16, 1989, executed and delivered by Redwood Theatres, Incorporated, a Nevada Corporation, as grantor and in which

Katheryn L. Mann is names as beneficiary, recorded on January 30, in Volume M39, Page 1872, Instrument No. 96550, in Microfilm Records of Klamath County, Oregon, of the mortgage records of Klamath County, Oregon, having received from the beneficiary under said deed, or beneficiary's successor in interest, a written request to reconvey a portion of the real property covered by said trust deed, does hereby, for value received, grant, bargain, sell and convey, but without any covenant or warranty, express or implied, to the person or persons legally entitled thereto, all of the estate held by the undersigned in and to the following described portion of the real property covered by said trust deed, to-wit:

PLEASE SEE ATTACHED EXHIBIT "A"

by the said trustee under the terms of said deed. This partial reconveyance is made without affecting the personal liability of any person for payment of the indebtedness secured by said trust deed.

In construing this instrument and whenever the context hereof so requires, the masculine gender includes the feminine and neuter and the singular includes the plural.

IN WITNESS WHEREOF, the undersigned trustee has executed this instrument; if the undersigned is a corporation, it has caused its corporate name to be signed.

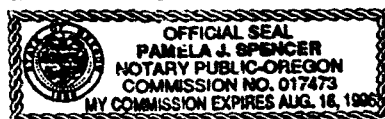
DATED June 21, 1995.

By: Jean Phillips Special Vice President
MOUNTAIN TITLE COMPANY OF KLAMATH COUNTY

STATE OF OREGON, County of Klamath) ss.

6/22, 1995.

Personally appeared Jean Phillips who, being duly sworn, did say that she is the Special Vice President, of Mountain Title Company of Klamath County and that said instrument was signed in behalf of said corporation by authority of its Board of Directors; and she acknowledged said instrument to be its voluntary act and deed.



After recording return to:

KEY TITLE COMPANY

P. O. BOX 6178

BEND, OR 97708

BEFORE ME:

Pamela J. Spencer
Notary Public for Oregon
My Commission Expires: 8/16/96

EXHIBIT 'A'
LEGAL DESCRIPTION

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

A tract of land situated in the S1/2 of the SE1/4 of the NW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Southwest corner of said S1/2 of the SE1/4 of the NW1/4; thence North along the West line of said S1/2 of the SE1/4 of the NW1/4 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 North 88 degrees 58' East along said South line, a distance of 197.1 feet; thence North 0 degrees 38' West a distance of 361.2 feet to the North line of said S1/2 of the SE1/4 of the NW1/4; thence East along the North line of said S1/2 of the SE1/4 of the NW1/4 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 South 0 degrees 06' 30" West 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 S1/2 of the SE1/4 of the NW1/4; thence South 89 degrees 43' West, along said South line, a distance of 1013.23 feet, more or less, to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 23rd day
of June A.D., 19 95 at 10:26 o'clock A M., and duly recorded in Vol. M95
of Mortgages on Page 16489

FEE \$15.00

By Bernetha G. Larson County Clerk