

1999 JUN 28 AM 11: 50

After recording return to:  
JOHN C. SCHWEIGER, TRUSTEE  
850 SISKIYOU BLVD. # 7  
ASHLAND, OR 97520

TITLE ORDER NO: 49693  
KEY ESCROW NO: 03-38882

Vol M99 Page 25464

Until a change is requested tax statements  
shall be sent to the following address:  
SAME AS ABOVE

ASPERA 04049693  
WARRANTY DEED -- STATUTORY FORM  
(INDIVIDUAL or CORPORATION)

REDWOOD THEATRES, INCORPORATED, A Nevada Corporation, as successor through  
merger with KIAMATH THEATERS, INC., a corporation Grantor,

conveys and warrants to:

JOHN C. SCHWEIGER, TRUSTEE UNDER THE JOHN C. SCHWEIGER LOVING TRUST DATED  
DECEMBER 24, 1996., Grantee,

the following described real property free of encumbrances except as  
specifically set forth herein:

SEE EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE

Tax Account No:

Map No:

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 true consideration for this conveyance is \$301,579.54. However, if the  
actual consideration consists of or includes other property or other value  
given or promised, such other property or value was part of the/the whole of  
the (indicate which) consideration.

If grantor is a corporation, this has been signed by authority of the Board of  
Directors.

Dated this 24th day of June, 1999.

GRANTOR(S):

REDWOOD THEATRES, INCORPORATED

BY:

RICHARD MANN, PRESIDENT

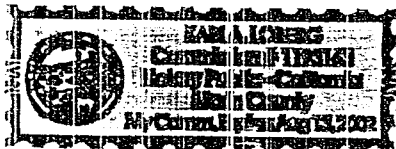
CALIFORNIA  
STATE OF ~~OREGON~~, County of MARIN ) ss.

This instrument was acknowledged before me on 6-24, 1999,  
by REDWOOD THEATRES, INCORPORATED

Lari A. Berg  
Notary Public for Oregon

California KAL

My commission expires: AUG. 13, 2002



That portion of vacated Lakeview Addition to the City of Klamath Falls, Oregon, in the County of Klamath, State of Oregon, including streets, street intersections, alleys, lots and blocks, heretofore vacated by Ordinance No. 5531, and within the bounds of the following description:

Beginning at the Northwest corner of Lot 4, Block 36, Lakeview Addition to the City of Klamath Falls, in the County of Klamath, State of Oregon; thence South along the East line of Biehn Avenue to the North line of Sacramento Street; thence East along the North line of Sacramento Street to the West line of Harriman Avenue; thence North along the West line of Harriman Avenue to the Northeast corner of Block 39 said Lakeview Addition; thence Northwest along the Northeast line of said Block 39, extended across Ohio Avenue; thence along the Northeast line of Block 38, extended across Holabird Avenue; thence along the Northeast line of Block 36 to the North line of Lot 4, said Block 36; and thence along the North line of said Lot 4, to the point of beginning, all in said Lakeview Addition to the City of Klamath Falls, Oregon.

EXCEPTING THEREFROM Block 44 now vacated and EXCEPTING that portion conveyed to Klamath County by Deed Volume 95 at Page 518, for road purposes.

CODE 1 MAP 3809-20CD TL 100

Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public record; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.

Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

Easements, or claims of easement, not shown by the public records, reservations or exceptions in patents or in acts authorizing the issuance thereof, water rights, claims or title to water.

Any lien, or right to lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other facts which a correct survey would disclose.

Regulations, including levies, liens and utility assessments of the City of Klamath Falls.

The rights of the public in and to that portion of the herein described property lying within the limits of roads and highways.

State of Oregon, County of Klamath  
Recorded 6/28/99, at 11:50 a m.  
In Vol. M99 Page 25464  
Linda Smith,  
County Clerk Fee \$ 35 KR