



14342

SHORT FORM OF LEASE

Vol. 11-67 p. 223 3871

3,040 O & E CORPORATION, or nominee, does hereby lease unto WOHL SHOE COMPANY, ~~3,000~~ square feet of space in the SHASTA PLAZA SHOPPING CENTER located upon the following described property.

PARCEL 1: All that portion of Tracts 32, 33A and 36, Enterprise Tracts, situated in the NW $\frac{1}{4}$ of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pipe on the South line of said Tract 32, said point being North 89°30'45" West, a distance of 281.8 feet from the south-east corner of said Tract 32 (this same reference is described as being West a distance of 281.7 feet by previous records), said beginning point also being on the northwesterly line of Austin Street as deeded to Klamath County by Deed Volume 229 page 300, Klamath County Deed records; thence North 34°07'30" East at right angles to South Sixth Street and along the northwesterly line of Austin Street a distance of 183.08 feet to an iron pin on a point on a line that is parallel to and 180 feet distant at right angles from the east line of said Tract 32; thence North 0°20'45" East along said parallel line and along the westerly line of Austin Street a distance of 722.70 feet to an iron pin that is South 0°20'45" West a distance of 400.02 feet from the iron pin marking the southerly line of Shasta Way; thence North 89°39'15" West a distance of 629.67 feet to an iron pin on the southeasterly line of Avalon Street; thence South 30°37'00" West along the southeasterly line of Avalon Street a distance of 667.53 feet to an iron pin on the most northerly corner of a tract described as Parcel 3 in Deed Volume 256 page 96, Klamath County, Deed Records; thence South 59°23'00" East along the northeasterly line of said tract a distance of 149.94 feet to an iron pin; thence South 30°37'00" West along the southeasterly line of said tract a distance of 59.20 feet to an iron pin on the northeasterly line of Pershing Way; thence South 55°52'30" east along the northeasterly line of Pershing Way a distance of 485.15 feet to an iron pipe on the southerly projection of the line between Tracts 32 and 36, Enterprise Tracts; thence North 0°14'30" West along said projected line a distance of 98.97 feet to an iron pipe on the Southwest corner of said Tract 32; thence South 89°30'45" East along the southerly line of said Tract 32 a distance of 362.50 feet to the point of beginning, containing 16.015 acres, more or less.

PARCEL 2: A parcel of land situated in the NW $\frac{1}{4}$ of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the northwest corner of said Section 3, said point being marked by a cased iron pin; thence South 0°00'30" East along the westerly line of said Section 3 a distance of 826.80 feet to its intersection with a line parallel with and 75.0 feet distant at right angles northeasterly from the centerline of the Klamath Falls-Lakeview Highway, also know as South Sixth Street, as the same is now located and constructed; thence South 55°52'30" East, along said parallel line a distance of 1682.84 feet to an iron pin on the northwesterly line of Austin Street; thence North 34°07'30" East along said line a distance of 235.00 feet to an iron pin on the north-easterly line of Pershing Way, said point being the True Point of Beginning of this description; thence North 34°07'30" East along the Northwesterly line of Austin Street a distance of 282.50 feet to an iron pipe on the southerly line of Tract 32, Enterprise Tracts, said point being North 89°30'45" West a distance of 281.8 feet from the southeast corner of said Tract 32 (this same reference is described as being West a distance of 281.7 feet by previous records), said point being on the northwesterly line of that tract deeded to Klamath County by Deed Volume 229 page 300, Klamath County Deed Records; thence North 89°30'45" West along the southerly line of said Tract 32 a distance of 362.50 feet to an iron pipe on the southwest corner of said Tract 32; thence South 0°14'30" East along the southerly projection of the line between Tracts 32 and 36, Enterprise Tracts, a distance of 98.97 feet to an iron pipe on the northeasterly line of Pershing Way; thence South 55°52'30" East along said line a distance of 245.93 feet to the True Point of Beginning of this description, containing 1.209 acres, more or less.

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PARCEL 3: Beginning at the iron pipe marking the Southeast corner of Enterprise Tract 32 in Section 3 Township 39 South, Range 9 East of the Willamette Meridian, Oregon, and running thence West along the South line of Tract 32 a distance of 209.57 feet, more or less, to an iron pipe marking the Easterly line of Austin Street; thence North $34^{\circ}07'2''$ East along the Easterly line of Austin Street Northeasterly at right angles to the center line of South Sixth Street a distance of 161.08 feet, more or less, to an iron rod which lies on a line which is parallel to and 120 feet Westerly at right angles from the East line of Tract 32; thence North along said parallel line and the East line of Austin Street 391.3 feet, to the true point of beginning, said point of beginning being 823.0 feet South of the North line of Section 3, thence North along said parallel line and the East line of Austin Street 500.0 feet, more or less, to a point which marks the Southwest corner of parcel of land conveyed by Swan Lake Moulding Company to William L. Wales, Jr., thence leaving the Easterly boundary of Austin Street Easterly parallel to and 323 feet distant at right angles from the North line of Section 3 a distance of 120 feet to an iron rod marking the Southeast corner of said Wales parcel, on the East line of Tract 32; thence South along the East line of Tract 32, 500.0 feet to a point, said point being 823.0 feet South of the North line of Section 3; thence West on a line parallel to the North line of Section 3, a distance of 120 feet to the point of beginning. Said Parcel contains 60,000 Square feet, more or less.

for a period of approximately xxx (15) years, as more fully set forth in that certain shopping center lease made and entered into by the parties on the 24th day of January 1967.

EXECUTED in duplicate this 10th day of April, 1967.

Lessor:

O & E CORPORATION
an Oregon Corporation

ATTEST:

William A. Livaich
William A. Livaich, Secretary

By Franklin E. Erickson
Franklin E. Erickson, President

Lessee:

WOHL SHOE COMPANY

By James C. Taylor
Executive Vice President

By W. B. O'Connell
Secretary

STATE OF CALIFORNIA, County of Sacramento ss. Apr 5, 1967

Personally appeared FRANKLIN E. ERICKSON and WILLIAM A. LIVAIK who being duly sworn, did say that he, the said FRANKLIN E. ERICKSON is the President, and he, the said WILLIAM A. LIVAIK, is the Secretary of ERICKSON INVESTMENT CO., the within named corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors, and they acknowledged said instrument to be its voluntary act and deed.

Before me:

John L. Bailhache
Notary Public for California
My commission expires 2/20/68

3873

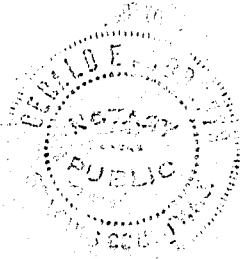
STATE OF MISSOURI)
) SS
 COUNTY OF ST. LOUIS)

BEFORE ME, a Notary Public, in and for said County and State, personally appeared WOHL SHOE COMPANY by James C. Taylor, its Executive Vice President, and W. L. H. Griffin, its Secretary, who acknowledged that they did sign the foregoing instrument as such officers on behalf of the corporation and that the same is their free act and deed individually, and as such officers, and the free act and deed of the corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at St. Louis County, Missouri, this 10th day of April, 1967.

Ernest C. Roberts
 Notary Public

My commission expires December 26, 1970



STATE OF OREGON, } ss
 County of Klamath }

Filed for record at request of:
 J F. Stilwell

on this 24th day of May A. D. 19 67
 at 11:30 a M. and duly

recorded in Vol. M-67 deeds

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Deputy R. G. S. County Clerk

Fee

4.50

Ernest C. Roberts Deputy

Return to:

JAMES F. STILWELL & CO.
 519 MAIN STREET
 KLAMATH FALLS, OREGON