

16140 11-67 6160
MODIFICATION OF
SERVICE STATION SITE AND FACILITIES LEASE

THIS AGREEMENT made this 12th day of June, 1967, by and between JOHN ZBINDEN, an unmarried man, Lessor, and UNION OIL COMPANY OF CALIFORNIA, a corporation, Lessee,

W I T N E S S E T H :

WHEREAS, Lessor leased to Lessee by that certain Service Station Site and Facilities Lease (dated May 22, 1956 and short form Lease thereof also dated May 22, 1956) and recorded on September 14, 1956, Volume 286, Page 531, Book of Deeds, Klamath County, and as modified by that certain Modification of Service Station Site and Facilities Lease dated March 14, 1967 and recorded in Volume M-66, Page 4935, Book of Deeds, Klamath County, that certain real property in the County of Klamath, State of Oregon, described as follows:

Beginning at the intersection of the South line of Section 6, Township 29 South, Range 8, E. W.M., and the Easterly boundary line of Highway 97; thence East 10 feet; thence North 65 feet along Easterly boundary of said relocated Highway 97 to the true point of beginning; thence East 65 feet; thence North 100 feet; thence West 65 feet to the Easterly boundary of relocated Highway 97; thence South 100 feet along Easterly boundary of relocated Highway 97 to the true point of beginning;

together with the buildings and equipment now located or to be placed thereon by Lessor, as described in Exhibit A attached to said Service Station Site and Facilities Lease; and

NOW, THEREFORE, in consideration of One Dollar (\$1.00) to each in hand paid, receipt of which is hereby acknowledged, the parties do hereby agree that said Service Station Site and Facilities Lease and as set forth in said short form Lease and demised thereby, shall be and is hereby modified and amended as of the 31st day of May, 1967, in the manner and to the extent herein set forth, but in no other manner or extent, to-wit:

1. Paragraph Two (2) of said Lease provides that the term thereof shall commence the 1st day of June, 1956, and end the 31st day of May, 1961, which term was further extended by that letter dated November 12, 1960 to end the 31st day of May, 1966, which term was further extended by modification dated March 14, 1966 so as to end May 31, 1967. For the purpose of said Paragraph, it is hereby agreed that

the term of said Lease shall be extended so as to end the 31st day of May, 1969. If Lessee shall hold over after the expiration of the original or any extended term with the Lessor's express or implied consent, it shall be on a month to month tenancy in accordance with the terms hereof.

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In all other respects, said Lease shall remain in full force and effect.

This agreement shall not be binding upon Lessee until duly executed by it and delivered to Lessor.

IN WITNESS WHEREOF, the parties hereto have executed this Modification of Service Station Site and Facilities Lease as of the day and year first above written.

By *John Zbinden*
John Zbinden (Lessor)

UNION OIL COMPANY OF CALIFORNIA

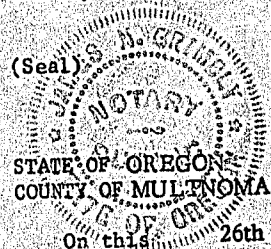
By *[Signature]*
Division Sales Manager

By *[Signature]*
Ass't. Secretary (Lessee)

STATE OF OREGON } ss.
COUNTY OF DESCHUTES

On this 12 day of June, 1967, before me, 6162
a Notary Public in and for said County and State,
residing therein and duly commissioned and sworn, personally appeared
John Zbinden, an ~~and~~ unmarried man, personally known to me
to be the persons whose names are subscribed to the within instrument and acknow-
ledged to me that they executed the same as their free and voluntary act and deed
for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal
the day and year in this certificate first above written.



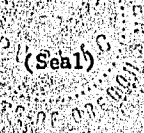
James N. Libby
Notary Public in and for said County and State.
My Commission expires: July 17, 1969

STATE OF OREGON } ss.
COUNTY OF MULTNOMAH

On this 26th day of June, 1967, before me, Marguerite S. Kampfer
a Notary Public in and for said County and State, re-
siding therein and duly commissioned and sworn, personally appeared
J. T. Raabe known to me to be the Div. Sales Mgr and
known to me to be the of

Union Oil Company of California, the corporation that executed the
within instrument, and known to me to be the persons who executed the within in-
strument on behalf of the corporation therein named, and acknowledged to me that
such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal
the day and year in this certificate first above written.



Marguerite S. Kampfer
Notary Public in and for said County and State.
My Commission expires: 10-10-70

STATE OF CALIFORNIA } ss.
COUNTY OF LOS ANGELES

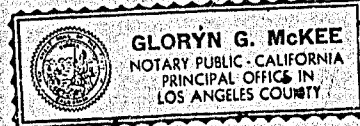
On this 10th day of July, 1967, before me, Gloryn G. McKee
a Notary Public in and for said County and State, re-
siding therein and duly commissioned and sworn, personally appeared E. W. Cairns
known to me to be the Assistant Secretary and
~~known to me to be the~~ of

Union Oil Company of California, the corporation that executed the
within instrument, and known to me to be the persons who executed the within in-
strument on behalf of the corporation therein named, and acknowledged to me that
such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal
the day and year in this certificate first above written.



Gloryn G. McKee
Notary Public in and for said County and State.
My Commission expires: April 7, 1968



STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Union Oil Co. of Calif. 8:40 A.
this 9 day of August, A.D. 1967, at o'clock M., and
duly recorded in Vol. M-67, of Deeds on Page 6160

Fee \$4.50

DOROTHY ROGERS, County Clerk
By *[Signature]*