

A-21718

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KLAMATH FALLS BRANCH

Vol. <sup>M</sup> ✓ Page 5880

MEMORANDUM OF LEASE

DATED: June 1, 1972

FROM HELEN RENA MITTLEMAN  
whose address is 710 S. W. Madison, Portland,  
Oregon 97205, herein called "Landlord,"

TO UNITED STATES NATIONAL BANK OF OREGON, a  
National Banking Association, whose address  
is 309 S. W. Sixth Avenue, Portland, Oregon  
97204, herein called "Tenant."

By an instrument in writing dated June 1, 1972, Land-  
lord has leased to Tenant the property described on Exhibit A  
attached hereto. This memorandum is executed to evidence and  
confirm said lease, to which reference is made for its terms  
and conditions which include the following:

1. Term: June 1, 1972 through May 31, 2002, with option  
in the Tenant to renew for four additional five-year terms.
2. Option: Tenant has the option to purchase the prop-  
erty in certain circumstances.

By Helen Rena Mittelman  
LANDLORD

UNITED STATES NATIONAL BANK  
OF OREGON

By J. A. Labadie  
J. A. Labadie, Vice President  
TENANT

JUN 2 3 35 PM 1972



5881

EXHIBIT A

(Klamath Falls)

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

Beginning at the intersection of the southerly line of Main Street and westerly line of 8th Street, being the most northerly corner of Lot 8 in Block 39, ORIGINAL TOWN OF LINKVILLE, now City of Klamath Falls, Oregon; thence southwesterly along the northerly line of Lots 8 and 7 a distance of 89 feet, 3 inches; thence at right angles to said southerly line of Main Street a distance of 112 feet, more or less, in a southeasterly direction to the northerly line of the alley through the center of said Block 39; thence at right angles to the last course in a northeasterly direction along the north line of said alley to its intersection with the westerly line of 8th Street; thence northwesterly along the westerly line of 8th Street 112 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM a strip of land 5 feet wide off the easterly side of said Lot 8 conveyed to the City of Klamath Falls, Oregon, for the sole and exclusive purpose of widening the sidewalk on the easterly side of said Lot 8 (on 8th Street) by deed dated April 12, 1937 and recorded May 13, 1937 in volume 109 of deeds, page 237.

Subject to reservations and restrictions contained in deed from Standard Holding Company of Nevada, a corporation, to The United States National Bank of Portland, a corporation, dated May 18, 1937, recorded May 18, 1937, deed records of Klamath County, Oregon, as follows: "...except that if the footing under the walls of the Williams Building, adjoining the premises above described on the westerly side, extend over onto the above-described premises (below the ground level), the grantee, its successors and assigns, shall allow such footings to remain in their present position as long as such building stands and also except that the grantor and its predecessors in interest have voluntarily widened the sidewalk on the Main Street side of the property and allowed the public to travel on such widened sidewalk."

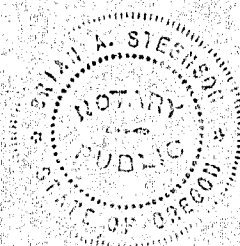
Exhibit A



5882

STATE OF OREGON )  
County of Multnomah ) ss.

On this 30th day of May, 1972, personally  
appeared before me the above named Helen Rena Mittleman  
and acknowledged the foregoing instrument to be her  
voluntary act and deed.



Brian A. Steenson  
Notary Public of Oregon  
My commission expires 12-25-72

STATE OF OREGON,  
County of Klamath  
Filed for record at request of  
Klamath County Title Co.  
on this 2nd day of June A.D. 19 72  
at 3:30 o'clock P M, and duly  
recorded in Vol. M-72 of DEEDS  
Page 5880  
Wm D. MILNE County Clerk  
By [Signature] Deputy  
Fee 6.00

Return  
Title Insurance Co  
425 S.W. Fourth Ave  
Portland, Oregon  
97604