

2086

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MEMORANDUM OF LEASE

35-8823

This is a memorandum of a certain unrecorded lease dated the 5th day of April, 1975, between Swan Lake Moulding Company, an Oregon Corporation, as Lessor, and C.S.P. Corp., an Oregon Corporation, as Lessee, concerning the following described real property situated in Klamath County, Oregon, to-wit:

PARCEL 1: Starting at the Northwest corner of Section 3, Twp. 39 S., R. 9, E.W.M., and running thence South $0^{\circ}00\frac{1}{2}'$ East along the Westerly boundary of Section 3, 977.8 feet, more or less, to its intersection with a line parallel with and fifty feet distant at right angles Southwesterly from the center line of the Dallas-California State Highway, also known as South Sixth Street, as the same is now located and constructed; thence South $55^{\circ}52\frac{1}{2}'$ East along said parallel line 1326.6 feet; thence at right angles to South Sixth Street South $34^{\circ}07\frac{1}{2}'$ West 70 feet to Point "A" the true beginning point of this description from which a cross chiseled in the concrete sidewalk bears North $34^{\circ}07\frac{1}{2}'$ East 81 feet; thence South $55^{\circ}52\frac{1}{2}'$ East parallel to South Sixth Street 70 feet to Point "B"; thence South $34^{\circ}07\frac{1}{2}'$ West 40 feet to Point "C"; thence North $55^{\circ}52\frac{1}{2}'$ West 70 feet to Point "D"; thence North $34^{\circ}07\frac{1}{2}'$ East 40 feet to the point of beginning.

PARCEL 2: Beginning at said Point "A"; thence South $55^{\circ}52\frac{1}{2}'$ East 70 feet; thence North $34^{\circ}07\frac{1}{2}'$ East 70 feet to the South line of 6th Street; thence North $55^{\circ}52\frac{1}{2}'$ West 70 feet; thence South $34^{\circ}07\frac{1}{2}'$ West 70 feet to the place of beginning.

PARCEL 3: Also beginning again at Point "A"; thence North $55^{\circ}52\frac{1}{2}'$ West 75 feet; thence South $34^{\circ}07\frac{1}{2}'$ West 40 feet; thence South $55^{\circ}52\frac{1}{2}'$ East 75 feet; thence North $34^{\circ}07\frac{1}{2}'$ East 40 feet to the place of beginning.

PARCEL 4: Beginning at said Point "A"; thence North $34^{\circ}07\frac{1}{2}'$ East 70 feet to the South line of 6th Street; thence North $55^{\circ}52\frac{1}{2}'$ West 75 feet; thence South $34^{\circ}07\frac{1}{2}'$ West 70 feet; thence South $55^{\circ}52\frac{1}{2}'$ East 75 feet to the point of beginning;

For good and valuable consideration, Lessor leased the premises described as Parcel 1 above to the Lessee, together with certain easements for ingress and egress and parking on Parcels 2, 3 and 4. The term of the lease is for a period of 25 years, commencing on the execution of the lease.

This memorandum is not a complete summary of the lease. Provisions in the memorandum shall not be used in interpreting the lease provisions. In the event of a conflict between the memorandum and the unrecorded lease, the unrecorded lease shall control.

IN WITNESS WHEREOF, the parties have caused this instrument to be executed this 17th day of June, 1975.

SWAN LAKE MOULDING COMPANY

(CORP. SEAL)

its President

its Secretary

LESSOR

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GANDY, REEDER & SISKMORE
ATTORNEYS AT LAW
500 MAIN STREET
KLAMATH FALLS, ORE.
97601

RECEIVED JUN 24 1975

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C.S.P. Corp.

(CORP. SEAL)

By Ralph A. Crawford
its President
By Frank A. Succo
its Secretary
Lessee.

STATE OF OREGON)
County of Klamath)

June 17, 1975

Personally appeared Alfred D. Collier and Dorothy V. Collier,
who, being duly sworn, each for himself and herself and not one for the other,
did say that the former is the president and that the latter is the secretary
of Swan Lake Moulding Company, a 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 in behalf of said corporation by authority of
its board of directors; and each of them acknowledged said instrument to be its
voluntary act and deed.

Before me:

Donald J. Ferguson
Notary Public for Oregon

(SEAL)
My Commission Expires:

Sept 26, 1978

STATE OF OREGON)
County of Klamath)

June 17, 1975

Personally appeared Ralph A. Crawford and Frank A. Succo,
who, being duly sworn, each for himself and not one for the other, did say
that the former is the president and that the latter is the secretary of C.S.P.
Corp., a 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 in behalf of said corporation by authority of its board of directors
and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

Julius W. Hammit
Notary Public for Oregon

(SEAL)
My Commission Expires: June 20, 1979

Return
Western Bank
P.O. Box 1149
City

STATE OF OREGON)
County of Klamath)

Filed for record at request of

TRANSAMERICA TITLE INS. CO

on this 24th day of June A.D. 1975

at 11:40

o'clock A.M. and duly

recorded in Vol. M 7 of DEEDS

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Wm D. MILNE, County Clerk

FEES \$ 4.00

Reginald J. Davis Deputy

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HANDING, BERNARD
& SHERMAN
ATTORNEYS AT LAW
201 MAIN STREET
KLAMATH FALLS, ORE.
97501