

38-14033

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MEMORANDUM OF LEASE

This is a memorandum of a certain unrecorded lease dated the 1st day of January, 1978, 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 7: Starting at the Northwest corner of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and running thence South  $00^{\circ}00\frac{1}{2}'$  East along the Westerly boundary of Section 3, 977.8 feet, more or less, to a line parallel with and 50 feet distant at right angles Southwesterly from the center line of the Dalles-California 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 150 feet to Point F and 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 161 feet; thence from said true beginning point South  $55^{\circ}52\frac{1}{2}'$  East parallel to South Sixth Street 70 feet to point E; thence South  $34^{\circ}07\frac{1}{2}'$  West 44 feet to point G; thence North  $55^{\circ}52\frac{1}{2}'$  West 70 feet to point H; thence North  $34^{\circ}07\frac{1}{2}'$  East 44 feet to the true point of beginning.

PARCEL 8: Beginning at said point F; thence North  $55^{\circ}52\frac{1}{2}'$  West 75 feet; thence South  $34^{\circ}07\frac{1}{2}'$  West 44 feet; thence South  $55^{\circ}52\frac{1}{2}'$  East 75 feet; thence North  $34^{\circ}07\frac{1}{2}'$  East 44 feet to the point of beginning.

For good and valuable consideration, Lessor leased the premises described as Parcel 7 above to the Lessee, together with the non-exclusive right of ingress and egress over the above-mentioned Parcel 8, and service roads to South Sixth Street, and also the non-exclusive right to park cars on the Easterly and Westerly sides of Parcel 8 leaving the center clear for two-way traffic. 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 3rd day of February, 1978.

SWAN LAKE MOULDING COMPANY

By [Signature]  
Its President

(CORP. SEAL)

By [Signature]  
Its Secretary

Memorandum of Lease - Page 1.

Lessor.

Return to:  
Western Bank  
PO Box 669  
Klamath Falls, OR 97601

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C.S.P. CORP.

(CORP. SEAL)

By Ralph A. Crawford  
Its President  
By Theodore J. Paddock  
Its Secretary

Lessee.

STATE OF OREGON )  
County of Klamath )

February 3, 1978

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 the acknowledged said instrument to be its voluntary act and deed.

Before me:

Donald F. Ferguson  
Notary Public for Oregon

(SEAL)

My Commission Expires: 9-26-78

STATE OF OREGON )  
County of Klamath )

February 6, 1978

Personally appeared Theodore J. Paddock and Ralph A. Crawford, 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:

Raymond M. Smith  
Notary Public for Oregon

(SEAL)

My Commission Expires:

JUNE 29, 1981

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 9th day of February A. D. 1978 at 2:07 o'clock PM., and

fully recorded in Vol. M78, of Deeds on Page 2425

Wm D. MILNE, County Clerk

By Bernette J. Ketch

Fee \$6.00

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