

66474

Vol. <sup>m</sup> 79 Page 9882

## MEMORANDUM OF LEASE

This is a Memorandum of a certain unrecorded Lease dated the 1st day of May, 1979, between SWAN LAKE MOULDING COMPANY, an Oregon Corporation, as Lessor, and FREDERICK D. EHLERS and HELEN ANN EHLERS, or their assigns, as Lessees, concerning real property in Klamath County, Oregon, described in Exhibit A attached hereto and by this reference incorporated herein.

For good and valuable consideration, Lessor leased the said real property to the Lessees, together with certain easements for ingress and egress. The term of the lease is for a period of 50 years, commencing on the date of the opening of the shopping center to be constructed on the premises.

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 1st day of MAY, 1979.

(CORP. SEAL)

SWAN LAKE MOULDING COMPANY  
By [Signature]  
its President

By [Signature]  
its Secretary

[Signature] LESSOR  
Frederick D. Ehlers

[Signature]  
Helen Ann Ehlers

LESSEES

STATE OF OREGON )  
County of Klamath ) SS

On this 1st day of MAY, 1979, 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.

[Signature]  
Notary Public for Oregon

WILLIAM L. SISEMORE  
Attorney at Law  
540 Main Street  
KLAMATH FALLS, ORE.  
97601  
503/882-7229

NOTAR (SEAL)  
My Commission Expires:  
November 16, 1982

Memorandum of Lease - Page 1.

Exhibit A.

February 15, 1979

PRELIMINARY  
Legal Description

9882 A

for

Swan Lake Moulding Company

A Parcel of land lying in the Northwest quarter of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

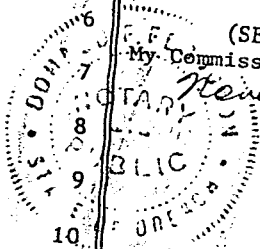
Starting at the Northwest corner of said Section 3; thence S 00° 00' 30" E along the westerly boundary of Section 3 and the center-line of Washburn Way 917.42 feet to the intersection with the present center-line of ~~XXXXX~~ Sixth Street, formerly known as the Dalles-California Highway, recorded bearing S 55° 52' 30" E, at Engineers Station 9 + 17.42 feet on Washburn Way and Engineers Station 16 + 14.87 feet on Sixth Street present center-line, and continuing thence along said boundary and center-line 48.32 feet to Engineers Station 9 + 65.74 feet on South boundary of Sixth Street, which is distant 40 feet at right angles Southwesterly from center-line of Sixth Street at Engineers Station 16 + 41.99 feet; thence S 55° 52' 30" E parallel to said center-line 463.02 feet to the true point of beginning of this description; thence from said true beginning point continuing S 55° 52' 30" E parallel to said center-line 795.36 feet; thence at right angles S 34° 07' 30" W 204.00 feet; thence S 55° 52' 30" E parallel to Sixth Street 145.00 feet; thence at right angles S 34° 07' 30" W 183.80 feet, more or less, to Northerly right-of-way line of the Oregon, California, and Eastern Railroad; thence N 66° 57' 30" W along said line 982.45 feet, more or less, to a point on the Easterly right-of-way line of Washburn Way which is 40.00 feet Easterly of said center-line; thence N 00° 00' 30" W along said right-of-way line 503.39 feet; thence S 55° 52' 30" E 306.22 feet; thence N 34° 07' 30" E 160.00 feet to the true point of beginning, containing 490,400 square feet, more or less (11.258 acres), and being subject to all rights-of-way and/or easements of record or apparent on the premises.

9883

1 STATE OF OREGON )  
2 County of Klamath ) SS

3 On this 1st day of MAY, 1979, personally appeared the above-named  
4 Frederick D. Ehlers and Helen Ann Ehlers and acknowledged the foregoing instru-  
5 ment to be their voluntary act and deed.  
6 Before me:

Donald J. Ferguson  
Notary Public for Oregon



(SEAL)  
My Commission Expires:  
November 16, 1982

FREDERICK D. EHLERS  
P.O. Box 428  
KLAMATH FALLS, OR 97601

STATE OF OREGON; COUNTY OF KLAMATH; ss.  
Filed for record at request of Frederick D. Ehlers  
his 2nd day of May A. D. 19 79 at 8:44 o'clock A M., or  
fully recorded in Vol. M79, of Deeds on Page 9882

Fee \$6.00  
By Wm D. MILNE, County Clerk  
Burtha H. Hetch

Memorandum of Lease - Page 2.

WILLIAM L. SISEMORE  
Attorney at Law  
540 Main Street  
KLAMATH FALLS, ORE.  
97601  
503/882-7229