

48372

Vol. M85 Page 6531THIS INDENTURE OF LEASE, Made in duplicate at Klamath FallsOregon, on this 11th day of April, 1985by and between James and Marietta Campbellhereinafter known and referred to as the lessor, (whether singular or plural) and William J. Rajnus, Sr.
hereinafter known

and referred to as the lessee, (whether singular or plural).

WITNESSETH: That in consideration of the covenants, agreements and stipulations herein contained

on the part of said lessee to be paid, kept and faithfully performed by said lessee, the said lessor does hereby

lease, demise and let unto said lessee the premises known as 160 acres, m/1, situated in theW₁ of Section 5 and N₁W₄ of Section 8, T41S, R12E, WM, in the city of Malin areaState of Oregon,in the City of Malin area, State of OregonTO HAVE AND TO HOLD said premises hereby leased for a period of 8 months for the farmland and one year for the potato cellar.from the 12th day of April, 1985, to and including the 12th day of April, 1986 (for the potato cellar)December, 1985, said lessee paying and yielding as rental therefor, duringsaid term, the full sum of \$34,500Thirty-Four Thousand Five Hundred and no/100 -----Dollars,

lawful money of the United States, to be paid as follows:

All in advance on the 12th day of April, 1985.

Lessor to pay Shasta View Irrigation District water charges.

Includes 1510' of 10" mainline and approximately 1450' of 8" mainline and 4 wheel-move lines.

Lessor to pay LeQueiu Enterprises, Ltd. \$3,000 total Brokerage Fee for leasing entire Campbell farm, including the lease to Lee Cerri.

Lessee accepts agreement "as is" with no warranties and agrees to take back in the same condition as received. WR

That said lessee will make no unlawful, improper or offensive use of the premises; that at the expiration of the said term or upon any sooner termination of this lease, said lessee will quit and deliver up the premises, and all future erections or additions to or upon the same, to the said lessor, or those having their estate therein, peaceably, quietly, in as good order and condition (reasonable use and wearing thereof, fire and other unavoidable casualties excepted) as the same now are or may be put in by the lessor or those having their estate in the premises; that said lessee will not suffer nor commit any strip or waste thereof, nor make nor suffer to be made any alterations or additions to or upon the same, nor assign this lease, nor underlet, or permit any other person or persons to occupy the same, without the consent of the said lessor or those having their estate in the premises, being first obtained in writing, and also that it shall be lawful for the said lessor and those having their estate in the premises, at reasonable times, to enter into and upon the same, to examine the condition thereof.

My Commission expires _____
Notary Public for _____
Official Seal of the _____
My Commission expires _____



WILLIAM J. RAJNUS, Sr.

Deputy, _____

THIS INDENTURE OF LEASE, Made in duplicate at
on this 11th day of April
between and Maryette Campbell
and between
and related to as the lessor (whether singular or plural) and William L. Brown Jr.
hereinafter known

PROVIDED always, and these presents are upon this condition, that if the said rent shall be in arrears for the space of N/A 6532
N/A representatives or assigns, shall neglect or fail to do or perform, and observe any or
either of the covenants hereinbefore contained, which on said lessee's part are to be performed, then and in either of the said cases, the said lessor, or those having their estate in the said premises lawfully may, immediately or at any time thereafter, and while said neglect or default continues, and without further notice or demand, enter into and upon the said premises, or any part thereof, in the name of the whole and repossess the same, of their former estate, and expel the said lessee, and those claiming under said lessee, and remove N/A effects (forcibly if necessary), without being taken or deemed guilty in any manner of trespass, and without prejudice to any remedies which might otherwise be used for arrears of rent, or preceding breach of covenants.
Any waiver of any breach of covenants herein contained to be kept and performed by the lessee shall not be deemed or considered as a continuing waiver, and shall not operate to bar or prevent the lessor from declaring a forfeiture for any succeeding breach, either of the same condition or covenant or otherwise.
Any holding over by the lessee after the expiration of the term of this lease, or any extension thereof, shall be as a tenancy from month to month and not otherwise.
IN WITNESS WHEREOF, the respective parties have executed
hereinabove written, in duplicate.

Written, in duplicate.

Executed in the presence of:

Alex Loggner

Jim Campbell (SEAL)

Marietta Campbell (SEAL)

William E. Rajnus, Sr. (SEAL)

PLEASE

(FORM No. 11)

FROM

April 12, 1985

05

December 12, 1985

PREMISES

Date April 29

Expires December 12

After recording, please return to:

LeQuieu Enterprises, Ltd.
6408 South Sixth St.
Klamath Falls, OR 97603

STATE OF

County of

BE IT

BE IT REMEMBERED, That on this
before me, the undersigned, a
in and for said County and State

Marzella Campbell

to be the identical individual, & describe

exec
IN

PUBLIC

OF OREGON

[Faint, illegible text from bleed-through]

OF OREGON: COUNTY OF KLAMATH.

on the 2nd day of May within ins
y recorded in v. of _____

in Vol M85, of

9.00

STATE OF OREGON: COUNTY OF KLAMATH:ss
I hereby certify that the within instrument was received and filed for
record on the 2nd day of May A.D., 1985 at 2:38 o'clock P M,
and duly recorded in Vol M85, of Deeds on page 6531
Fee: \$ 9.00
EVELYN BIEHN

Fee: \$ 9.00

EVELYN BIEHN, COUNTY CLERK
by: *[Signature]*

by: John Smith, Deputy