

55344

MEMORANDUM OF LEASE

Vol. 1485 Page 18399

It is hereby acknowledged that a Lease was entered into by and between HENRY F. BACCHI, as Lessor, and BACCHI RANCH, a general partnership consisting of H. FRANCIS BACCHI, CHARLES W. BACCHI, CHERI and PAUL LITTLE, as Lessee. The lease affects the real property described in Exhibit "A."

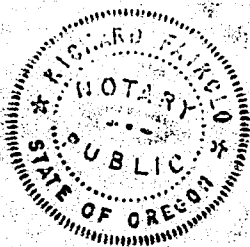
The terms of the Lease are more specifically set out in the Lease Agreement, including renewal terms and various provisions therein.

Said Lease was signed by the parties on October 7, 1985.
Dated this 12th day of November, 1985.

H. Francis Bacchi

STATE OF OREGON]
County of Klamath] ss.

On this 12th day of November, 1985, personally appeared the above-named HENRY F. BACCHI and acknowledged the above instrument to be his voluntary act and deed.



Richard Fairclough
Notary Public for Oregon
My Commission expires:

3/15/88

return to;

PROCTOR, PUCKETT & FAIRCLO
ATTORNEYS AT LAW
280 MAIN STREET
KLAMATH FALLS, OREGON 97601

NOV 13 PM 4 15

OK
25-00

WESTVOLD & ASSOCIATES
ENGINEERING & SURVEYING

TELEPHONE 884-3691

2333 SUMMERS LANE - KLAMATH FALLS, OREGON 97601

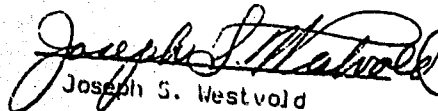
March 26, 1980

18400

LEGAL DESCRIPTION
OF
EAST PORTION OF SOUTH PROPERTY

A tract of land situated in sections 7, 18, 19, 20, 29, and 30, T34S, R7 $\frac{1}{2}$ EWM, Klamath County, Oregon, more particularly described as follows:

That tract of land described in Deed Volume M75-15603, parcels 1, 2, 4, and 5, as recorded in the office of the Klamath County deed records, EXCEPTING THEREFROM, that portion lying northerly and westerly of the following described lines: Beginning at the corner common to sections 13 and 24, T34S, R6EWM, and said sections 18 and 19, as marked by a 1931 G.L.O. brass cap monument; thence S00°23'47"W, along the west line of said section 19, 1557.50 feet to the northwest corner of that tract of land as described in D.V. 331, page 367 of the said Klamath County deed records; thence East 98.00 feet to the northeast corner of said D.V. 331, page 367 and being the centerline of Four Mile Canal; thence S00°04'38"E, along the east line of said D.V. 331, page 367, to the intersection of the centerlines of Four Mile Canal and an existing canal, said intersection being the TRUE POINT OF BEGINNING OF THIS DESCRIPTION; thence S74°27'51"E, along the centerline of said canal, 3243.55 feet, to its intersection with the centerline of the Dixon and McQuiston Canal; thence, along the centerline of said Dixon and McQuiston Center Canal, N13°18'22"E 681.05 feet, N23°53'22"W 156.11 feet and N00°13'57"W 16,175 feet, more or less, to its intersection with the centerline of the Seven Mile Canal, with bearings based on survey No. 3146, as recorded in the office of the Klamath County Surveyor. The remaining tract containing 1100 acres, more or less, and BEING SUBJECT TO an existing Agricultural road easement along the southwesterly bank of Seven Mile Canal and any other easements or rights of way of record or apparent.


Joseph S. Westvold

WESTVOLD & ASSOCIATES
ENGINEERING & SURVEYING

TELEPHONE 884-3691
2333 SUMMERS LANE - KLAMATH FALLS, OREGON 97601

March 25, 1980

18401

LEGAL DESCRIPTION
OF
SCALE HOUSE AREA IN SECTION 6

A tract of land situated in Government Lots 20, 21, 22 and 25 of section 6, T34S, R7½EWM, Klamath County, Oregon, more particularly described as follows:

Beginning at a PK nail on a fence post from which the N1/16 corner common to said section 6 and section 1, T34S, R6EWM, Klamath County, Oregon, bears S35°49'22"W 516.81 feet; thence S00°12'47"W 287.54 feet to a PK nail on a fence post; thence S01°02'38"E 120.71 feet to a PK nail on a fence post; thence S02°26'25"W 287.52 feet to a PK nail on a fence post; thence S18°02'14"E 1131.66 feet to a PK nail on a fence post; thence S83°43'23"E 48.62 feet to a PK nail on a fence post; thence N83°31'40"E 16.38 feet to a PK nail on a fence post; thence S43°54'16"E 58.37 feet to a PK nail on a fence post; thence N73°09'13"E 629.63 feet to a PK nail on a fence post; thence N71°53'47"E, generally along an existing fence, 709.12 feet to a 5/8-inch iron pin on the northeast side of a fence corner; thence N31°E 75 feet, more or less, to the centerline of the Seven Mile Canal; thence Northwesterly along the centerline of said Seven Mile Canal to a point that bears N00°12'47"E from the point of beginning; thence S00°12'47"W 175 feet, more or less, to the point of beginning, containing 47 acres, more or less, with bearings based on the west line of said Government Lot 20 as being N00°03'52"W. SUBJECT TO an existing Agricultural road easement along the southwesterly bank of the Seven Mile Canal and any other easements or rights of way of record or apparent.


Joseph S. Westvold

WESTVOLD & ASSOCIATES

ENGINEERING & SURVEYING

TELEPHONE 884-3691

2333 SUMMERS LANE - KLAMATH FALLS, OREGON 97601

18402

March 26, 1980

LEGAL DESCRIPTION OF NORTH PROPERTY, LESS BUILDING SITE IN SECTION 1

The S½ of section 36, T33S, R6EWM, Klamath County, Oregon, less 0.56 acre road, and less the westerly portion as described in Deed Volume M71-3664, as recorded in the Klamath County deed records. ALSO lots 1, 2, 3, 8, and 9, less that portion of lots 2 and 3 lying west of the centerline of the channel of Seven Mile Creek, all in section 1, T34S, R6EWM, Klamath County, Oregon. ALSO, all that portion of lots 7 and 10 of said section 1 lying east of said Seven Mile Creek, and more particularly described as follows; Beginning at the northeast corner of said lot 7; thence West along the north boundary of said lot 7, 17.40 chains, more or less, to the centerline of said Seven Mile Creek; thence southerly along the centerline of said Seven Mile Creek as follows; S34°35'E 1.50 chains; S15°58'W 4.60 chains; S34°39'E 4.48 chains; S22°46'W 4.60 chains; S28°01'E 6.51 chains; S03°33'W 3.00 chains; S27°48'E 3.26 chains; S45°10'E 5.77 chains; S58°30'E 5.80 chains; S29°02'30"E 4.04 chains; N61°10'E 1.70 chains to the east line of said lot 10; thence N00°07'E, along the east line of said lots 10 and 7, 35.08 chains, more or less, to the point of beginning. EXCLUDING THEREFROM, that parcel as described on the attached page 2.

18403

LEGAL DESCRIPTION
OF
BUILDING SITE IN SECTION 1

A tract of land situated in Government Lots 1 and 8 of section 1,
T34S, R6EWM, Klamath County, Oregon, more particularly described as follows:

Beginning at a 1/2-inch iron pin on the east line of said section 1 from which the northeast closing corner of said section 1, as marked by a 1931 G.L.O. brass cap monument, bears N00°03'52"W 329.90 feet; thence S88°21'24"W 108.64 feet to a 1/2-inch iron pin; thence S00°21'23"E 127.40 feet to a 1/2-inch iron pin on the northerly edge of an existing fence; thence N86°02'20"E, along said northerly edge of fence, 19.96 feet to a 1/2-inch iron pin by the west wall of an existing barn; thence S00°20'19"E 61.99 feet to a 1/2-inch iron pin on the southerly edge of an existing fence; thence S83°46'32"E, along said southerly edge of fence, 44.40 feet to a 1/2-inch iron pin on the southwest side of an existing fence corner; thence S01°58'20"E 11.63 feet to a 1/2-inch iron pin on the north-vest side of an existing fence corner; thence S63°46'09"W 158.62 feet to a 1/2-inch iron pin on the northwest side of an existing fence corner; thence S01°03'26"W 1102.62 feet to a 1/2-inch iron pin on the southwest side of an existing fence corner; thence S89°08'38"E 206.94 feet to a 1/2-inch iron pin in an existing fence line and being on the east line of said section 1; thence N00°03'52"W 1379.33 feet to the point of beginning, containing 5.61 acres, with bearings based on the east line of said Government Lots 1 and 8 as being N00°03'52"W. TOGETHER WITH a non-exclusive easement within the following described property; Beginning at the point of beginning of the above described tract of land; thence S88°21'24"W 108.64 feet; thence S00°21'23"E 103.03 feet; thence S86°25'34"W 66.87 feet to a point in an existing fence; thence N00°03'53"W, generally along said existing fence, 251.09 feet to a fence corner; thence S89°28'55"E, generally along an existing fence, 174.83 feet to the east line of said Section 1; thence S00°03'52"E 139.20 feet to the point of beginning, excepting that portion within 10 feet of the existing shop and storage building as shown on recorded survey No. 3146, as recorded in the office of the Klamath County Surveyor.

Joseph S. Westvold
Joseph S. Westvold

The following described property in the County of El Dorado,
State of California, to-wit:

All that portion of the Southeast quarter of the Northeast quarter of Section 3, Township 11 North, Range 9 East, M.D.B. & M., more particularly described as follows:

COMMENCING at the Southeast corner of the parcel herein described, from which point the East quarter corner of said Section 3 bears South, 834.0 feet; thence leaving said point of beginning and running West, 416.00 feet; thence North, 416.00 feet; thence East, 416.00 feet to a point on the Easterly boundary of said Section 3; thence Southerly along the Easterly boundary of said Section 3, a distance of 416.00 feet to the point of beginning. Containing 4 acres, more or less.

RESERVING unto the grantor herein a right of way for road purposes, together with the right to ingress and egress over and across the existing road that traverses the Southeast corner of the parcel hereinabove described.

TOGETHER WITH a non-exclusive right of way for road purposes over and across an existing road running from State Highway No. 49 northerly over and across the remaining lands of the grantor herein to the lands hereinabove described.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 13th day
of November A.D., 19 85 at 4:15 o'clock P M., and duly recorded in Vol. M85
of _____ Deeds on Page 18399.
FEE \$25.00 Evelyn Biehn, County Clerk
By Tom Smith