

88537

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MTC-19955K
MEMORANDUM OF LEASE

By an instrument in writing dated June 23, 1988,
SWAN LAKE MOULDING COMPANY (Lessor) has leased to FREDERICK D.
EHLERS (Lessee), effective October 23, 1982, the real property
described in Exhibit A which is attached hereto.

This memorandum is executed to evidence and confirm the
lease referred to above, to which reference is made for its terms
and conditions which include the following:

1. Term March 25, 1983 through March 24, 2003 with option
in the Lessee to renew for four (4) successive five (5) year
terms. The term of the lease, however, is restricted to the
actual term of the Ground Lease Agreement dated October 23, 1982
by and between Frederick D. Ehlers and Helen An- Ehlers, husband
and wife, and Burger King Corporation.

LESSOR:

SWAN LAKE MOULDING COMPANY

By

FREDERICK D. EHLERS

LESSEE:

STATE OF OREGON)

ss.

County of Klamath)

The foregoing instrument was acknowledged before me
this 23rd day of June, 1988, by DOROTHY V. COLLIER
President of SWAN LAKE MOULDING COMPANY, an Oregon corporation, on
behalf of the corporation.

Kristi J. Redd
Notary Public for Oregon
My Commission Expires: 11/16/91

STATE OF OREGON)

ss.

County of Klamath)

The foregoing instrument was acknowledged before me
this 23rd day of June, 1988 by FREDERICK D. EHLERS.

Kristi J. Redd
Notary Public for Oregon
My Commission Expires: 11/16/91

MEMORANDUM OF LEASE

After recording return original to:
MOUNTAIN TITLE COMPANY OF KLAMATH COUNTY

88 JUN 23 PM 3 52

EXHIBIT APARCEL 1:

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 Section 3, Township 39 South, Range 9 East of the Willamette Meridian; thence South $0^{\circ}00'30''$ East along the Westerly boundary of Section 3 and the centerline of Washburn Way 917.42 feet to its intersection with the centerline of South Sixth Street, formerly known as the Dalles-California Highway, at Engineer's Station 9+17.42 on Washburn Way and Engineer's Station 16+14.87 on South Sixth Street, the recorded bearing of the centerline of South Sixth Street being South $55^{\circ}52'30''$ East; thence continuing South $0^{\circ}00'30''$ East along the West line of said Section 3 and the centerline of Washburn Way 48.32 feet to a point on the South boundary of South Sixth Street which is 40.0 feet distant from, when measured at right angles to, the centerline of South Sixth Street thence South $55^{\circ}52'30''$ East parallel to said centerline 125.56 feet to the true point of beginning of this description; thence continuing South $55^{\circ}52'30''$ East parallel to said centerline 181.50 feet to a point; thence South $34^{\circ}07'30''$ West at right angles to said centerline 160.00 feet to a point; thence North $55^{\circ}52'30''$ West 150.27 feet to a point on the Easterly boundary of Washburn Way; thence North $0^{\circ}00'30''$ West along the Easterly boundary of Washburn Way 103.29 feet to the beginning of a 49.00 foot radius curve to the right; thence along said 49.00 foot radius curve, the long chord of which bears North $53^{\circ}51'50''$ East 79.16 feet, 92.14 feet, more or less, to the true point of beginning.

PARCEL 2 - a non-exclusive easement for ingress, egress, parking and utilities over the unconstructed portions of the following described property:

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 South $00^{\circ}00'30''$ East along the Westerly boundary of Section 3 and the centerline of Washburn Way 917.42 feet to the intersection with

the present centerline of Sixth Street, formerly known as the Dalles-California Highway, recorded bearing South 55°52'30" East, at Engineer's Station 9+17.42 feet on Washburn Way and Engineer's Station 16+14.87 feet on Sixth Street present centerline, and continuing thence along said boundary and centerline 48.32 feet to Engineer's Station 9+65.74 feet on South boundary of Sixth Street, which is distant 40 feet at right angles Southwesterly from centerline of Sixth Street at Engineer's Station 16+41.99 feet; thence South 55°52'30" East parallel to said centerline 463.02 feet to the true point of beginning of this description; thence from said true beginning point continuing South 55°52'30" East parallel to said centerline 795.36 feet; thence at right angles South 34°07'30" West, 204 feet; thence South 55°52'30" East parallel to Sixth Street 145.00; thence at right angles South 34°07'30" West, 183.80 feet; more or less, to Northerly right of way line of the Oregon, California and Eastern Railroad; thence North 66°57'30" West 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 centerline; thence North 00°00'30" West, along said right of way line 503.39 feet; thence South 55°52'30" East, 306.22 feet; thence North 34°07'30" East, 160.00 feet to the true point of beginning.

PARCEL 3 - a non-exclusive easement for ingress, egress, parking and utilities over the unconstructed portions of the following described property:

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 South 00°00'30" East along the Westerly boundary of Section 3 and the centerline of Washburn Way, 917.42 feet to the intersection with the present centerline of Sixth Street, formerly known as the Dalles-California Highway, recorded bearing South 55°52'30" East, at Engineer's Station 9+17.42 feet on Washburn Way and Engineer's Station 16+14.87 feet on Sixth Street present centerline, and continuing thence along said boundary and centerline 48.32 feet to Engineer's Station 9+65.74 feet on South boundary of Sixth Street, which is distant 40 feet at right angles Southwesterly from centerline of Sixth Street at Engineer's Station 16+41.99 feet, to the true point of beginning; thence South 55°52'30" East parallel to said centerline 463.02 feet; thence South 34°07'30" West 160.00 feet; thence North 55°52'30" West 306.22 feet to the East right of way of Washburn Way; thence North to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 23 day
of June A.D., 19 88 at 3:52 o'clock P. M., and duly recorded in Vol. M88
of Needs on Page 9859.

FEE 18.00

Evelyn Biehn, County Clerk

By Pauline Mullendore