

MEMORANDUM OF LEASE

Lessor: GEORGE V. DUGAN, Trustee for the JOE FISHER TRUST

Lessee: GEORGE DUGAN CHEVROLET COMPANY

Lessee is leasing the real property described herein from Lessor on the terms and conditions contained in that certain Lease dated February 1, 1965 and all addendums thereto. The real property subject to the Lease as described as follows:

See Exhibit "A" attached hereto and incorporated herein.

from Lessor on the terms and conditions contained in that certain Lease dated February 1, 1965 and all addendums thereto:

DATED this 15th day of November, 1988.

LESSOR:

Trustee under that certain Trust Agreement dated December 24, 1964 for the benefit of the children of Lois L. Mest, Marjorie H. Dugan and James O. Fisher, Jr.

George V. Dugan
George V. Dugan, Trustee

LESSEE:

GEORGE DUGAN CHEVROLET COMPANY

Ken S. Dugan
Ken S. Dugan
Secretary/Treasurer

STATE OF OREGON)
) ss.
County of Deschutes)

The foregoing instrument was acknowledged before me November 15, 1988, by Kenneth S. Dugan.

W. Eugene Bueh
Notary Public for Oregon
My Commission expires: 2/23/92

NOV 21 AM 9 58

STATE OF OREGON

County of Deschutes

) ss.
)

The foregoing instrument was acknowledged before me
November 15, 1988, by George V. Dugan.



Virginia Pack
Notary Public for Oregon
My Commission expires: 2/23/92

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN
THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND
REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE
PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE
APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED
USES.

SEND TAX STATEMENTS TO:

2b-Dugan

Return: MacRitchie, Petersen & Stiegler
709 N.W. Wall St.
Bend, Or. 97701

EXHIBIT APARCEL I:

Lots 19D, 20A, 20B, 20C, 20D and 20E, in Block 5 of RAILROAD ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the records of Klamath County, Oregon.

PARCEL II:

Lots 5 to 16 inclusive in Block 3 and Lots 4 to 11 inclusive in Block 4 of HOLLISTER ADDITION to the City of Klamath Falls, Klamath County, Oregon, and also the vacated alley through Block 4 of said HOLLISTER ADDITION; and

Also, that portion of Block 15 of RAILROAD ADDITION to the City of Klamath Falls, Klamath County, Oregon, according to the latest recorded plat thereof lying between the Southeasterly extension of the Northeasterly line of Seventh Street and the Northeasterly extension of the Northwesterly line of Lot 10 of Block 4 of HOLLISTER ADDITION to the City of Klamath Falls, being a strip of land one foot in width and 142 feet more or less in length; and

Also, that portion of Block 15 of RAILROAD ADDITION to the City of Klamath Falls, Klamath County, Oregon, according to the latest recorded plat thereof lying between the Northeasterly extension of the Southeasterly line and the Southeasterly extension of the Northeasterly line of Lot 4 of Block 4 of HOLLISTER ADDITION to the City of Klamath Falls, Oregon, being a strip of land one foot in width and 27 feet, more or less, in length; and

(This is a portion of Block 15 of Railroad Add.

Also, that portion of vacated Willow Avenue lying between Blocks 3 and 4 of HOLLISTER ADDITION to the City of Klamath Falls, Klamath County, Oregon, and described as follows: Beginning at the intersection of the Northwestern line of Willow Avenue with the Northeastern line of Seventh Street; thence Northerly along the Northwestern line of Willow Avenue, a distance of 156 feet to the Northeastern corner of Lot 16, Block 3, HOLLISTER ADDITION; thence Southeasterly at right angles to Willow Avenue, a distance of 70.0 feet to the Northwestern corner of Lot 4, Block 4 of HOLLISTER ADDITION; thence, Southwesterly along the Southeasterly line of Willow Avenue, a distance of 156 feet to the Northeastern line of Seventh Street; thence, Northwesterly along the Northeastern line of Seventh Street, a distance of 70.0 feet to the point of beginning.

PARCEL III:

Lots 17, 18, 19 and 20 in Block 3 of HOLLISTER ADDITION to the City of Klamath Falls, Oregon, according to the official records thereof on file in Klamath County, Oregon and also the Northwestern 35 feet of vacated Willow Avenue adjacent to said Lots 17, 18, 19 and 20 Block 3 of HOLLISTER ADDITION to the City of Klamath Falls, Klamath County, Oregon.

PARCEL IV:

The Southeasterly 35 feet of vacated Willow Avenue, adjacent to Lots 1, 2 and 3 Block 4, HOLLISTER ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the records of Klamath County, Oregon.
Tax Lot 1400, also covers lots 1, 2, and 3 in Block 4 Hollister

PARCEL V:

Lot 1 in Block 3 of HOLLISTER ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of MacRitchie, Petersen, & Stiegler the 21st day
of Nov. A.D. 19 88 at 9:58 o'clock A.M., and duly recorded in Vol. M88
of Deeds on Page 19676
By Evelyn Biehn County Clerk

FEE \$23.00