

MEMORANDUM OF LEASE

Notice is hereby given that by Real Property Lease dated September 1, 1989, Norwin S. Yoffie and Sandra M. Yoffie, dba Jefferson Square Shopping Mall, as Landlord, and Charles D. Coker and Geraldine L. Coker, as Tenants, have entered into a Lease for a term of three years commencing on the above said date for the use by Tenant of 1500 square feet located in the Jefferson Square Shopping Mall, commonly known as 2848-T South Sixth Street, Klamath Falls, Oregon 97601, which said Shopping Center is described as set forth on Exhibit A hereto. Reference is made to said Lease for the terms and conditions thereof.

NORWIN S. YOFFIE, SANDRA
M. YOFFIE dba JEFFERSON
SQUARE SHOPPING MALL

By *Christine C...*
Agent for owners

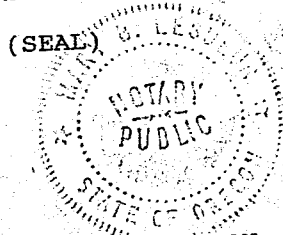
Charles D. Coker
Charles D. Coker

Geraldine L. Coker
Geraldine L. Coker

STATE OF OREGON)
) SS
County of Klamath)

On this 15th day of November, 1989, personally appeared Charles D. Coker and Geraldine L. Coker who acknowledged the foregoing instrument to be their voluntary act and deed.

Before Me:

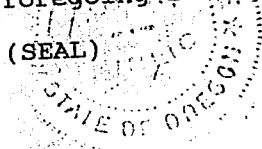


Mary S. Lasswell
Notary Public for Oregon
My commission expires: 1-15-92

STATE OF OREGON)
) SS
County of Dickson)
Josephine)

On this 19th day of December, 1989, personally appeared *Christine C...*, Agent for Norwin S. Yoffie and Sandra M. Yoffie, dba Jefferson Square Shopping Mall and declared that the foregoing instrument was her voluntary act and deed.

Before Me:



William M. Ganong
Notary Public for Oregon
My commission expires: 12-10-92

Return to:

WILLIAM M. GANONG
ATTORNEY AT LAW
292 MAIN STREET
KLAMATH FALLS, OR 97601
My Commission Expires

"Exhibit 1"

230 JAN 10 PM 3 17

EXHIBIT "A"

DESCRIPTION

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 Engineers Station 9 + 17.42 feet on Washburn Way and Engineers Station 16 + 14.87 feet on Sixth Street present centerline, and continuing thence along said boundary and centerline 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 centerline of Sixth Street at Engineers 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, 204.00 feet; thence South 55° 52' 30" East parallel to Sixth Street 145.00 feet; 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° 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.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Wm. M. Ganong the 10th day
of Jan. A.D., 19 90 at 3:17 o'clock PM., and duly recorded in Vol. M90,
of Deeds on Page 627.

Evelyn Biehn County Clerk
By D. A. M. Mulender

FEE \$33.00