

MEMORANDUM OF LEASE

KNOW ALL MEN BY THESE PRESENTS that on the 13 day of June, 1990, a Lease was entered into between REGIS V. ANDRIEU, as Lessor, and LEE R. SUKRAW, as Lessee, regarding the real property referred to in Exhibit "A" attached hereto and made a part hereof. The term of this Lease is January 1, 1990 through and including December 31, 1995.

Said Lease includes an option to purchase the real property from the period of December 1 to and including December 31 of each year of said Lease.

Said Lease also includes a right of first refusal regarding any offer to purchase received by Lessor during the term of said Lease.

Said Lease includes a provision prohibiting Lessor from encumbering the real property, granting an easement over the real property, or conveying any rights in or interest to the property.

Dated this 13 day of June, 1990.

LESSOR:

By Regis V. Andrieu  
REGIS V. ANDRIEU

After recording return to:  
Jerry Molatore, PC  
426 Main St.  
Klamath Falls, OR 97601

LESSEE:

By Lee R. Sukraw  
LEE R. SUKRAW

MEMORANDUM OF LEASE -

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STATE OF OREGON       )  
                              ) ss.  
County of Klamath    )

On June 13, 1990, personally appeared before me the above-named Regis V. Andrieu who is known to me to be the individual described above and who acknowledged the foregoing instrument to be his voluntary act and deed.

Linda Lannon  
Notary Public for Oregon  
My commission expires: 6-9-93

STATE OF OREGON       )  
                              ) ss.  
County of Klamath    )

On June 13, 1990, personally appeared the above-named Lee R. Sukraw who is known to me to be the individual described above and who acknowledged the foregoing instrument to be his voluntary act and deed.

Linda Lannon  
Notary Public for Oregon  
My commission expires: 6-9-93

MEMORANDUM OF LEASE -

## EXHIBIT "A"

Township 40 South, Range 9 East of the Willamette Meridian:

PARCEL 1: Section 28: Portions of Lots 2, 5, 6, 8 and 9, being more particularly described as follows:

Beginning at a point on the North-South centerline of Section 28, Twp. 40 S., Rge 9 E.W.M., and in the centerline of the Lower Klamath Lake County Road as the same is presently located and constructed, and from which point, the quartersection corner common to Sections 21 and 28 bears North  $0^{\circ} 06' 1/4''$  East 1326.8 feet distant; thence South  $0^{\circ} 06' 1/4''$  West 221.4 feet; thence North  $72^{\circ} 11'$  West 58.9 feet to the centerline of the Klamath Drainage District North Canal as the same is presently located and constructed; thence South  $0^{\circ} 06'$  West along the centerline of said canal 286.7 feet to a point; thence leaving the centerline of said canal, South  $68^{\circ} 30' 3/4''$  East 25.6 feet to an iron pipe reference monument; thence South  $68^{\circ} 30' 3/4''$  East 385.8 feet to an iron pipe; thence North  $0^{\circ} 17'$  East 274.4 feet to the centerline of a well; thence North  $0^{\circ} 17'$  East 211.3 feet to the centerline of the said County Road; thence North  $64^{\circ} 41'$  West along the centerline of said County Road 362.7 feet, more or less, to the point of beginning.

PARCEL 2: Sections 28 & 29: Those portions of the SW  $1/4$  NW  $1/4$ , Lot 6, and Lot 8, Section 28, lying Southerly and Westerly of the centerline of the Klamath Drainage District North Canal as the same is presently located and constructed, and the SE  $1/4$  NE  $1/4$  and E  $1/2$  SW  $1/4$  NE  $1/4$  of Section 29, all in Twp. 40 S., Rge 9 E.W.M., and more particularly described as follows:

Beginning at a point on the Section line common to Sections 28 and 29, Twp 40 S., Rge 9 E.W.M. at the Northeast corner of the SE  $1/4$  NE  $1/4$  of said Section 29, from which the section corner common to Sections 20, 21, 28 and 29, Twp. 40 S, Rge 9 E.W.M. bears North  $0^{\circ} 12' 1/2''$  East 1317.5 feet distant; thence North  $89^{\circ} 50' 1/4''$  West 2058.3 feet to a point; thence South  $0^{\circ} 07' 1/4''$  East 16.5 feet to an iron pin reference monument; thence South  $0^{\circ} 07' 1/4''$  East 1302.2 feet to a point from which an iron pin reference monument bears South  $0^{\circ} 07' 1/4''$  East 19.3 feet distant; thence South  $89^{\circ} 51' 1/4''$  East 2050.9 feet to the quarter-section corner common to the said Sections 28 and 29; thence in Section 28, South  $89^{\circ} 48' 1/2''$  East 2643.9 feet to the center quarter-section corner of said Section 28; thence North  $0^{\circ} 06' 1/4''$  East along the North-South centerline of said Section 28 620.8 feet to a point on the



centerline of the Klamath Drainage District North Canal; thence following the centerline of said canal, North  $89^{\circ} 54' 1/2''$  West 56.0 feet to a point; thence North  $0^{\circ} 06'$  East 485.2 feet to a point; thence North  $72^{\circ} 11'$  West 500.9 feet to a point; thence South  $87^{\circ} 52' 1/2''$  West 667.5 feet to a point; thence North  $78^{\circ} 02' 1/2''$  West 403.3 feet to a point; thence North  $39^{\circ} 28'$  West 6.4 feet to a point; thence leaving the centerline of said canal, North  $89^{\circ} 49' 1/4''$  West 1042.7 feet more or less to the point of beginning.

PARCEL 3: Section 32: The E  $1/2$  E  $1/2$

PARCEL 4: Portions of Lots 2, 5 and 9, Section 28, Township 40 South, Range 9 East of the Willamette Meridian, in Klamath County, Oregon, being more particularly described as follows:

Beginning at the quarter section corner common to Sections 21 and 28, Township 40 South, Range 9 East of the Willamette Meridian; thence South  $0^{\circ} 06' 1/4''$  West 1326.8 feet along the North-South centerline of the said Section 28 to a point in the centerline of the Lower Klamath Lake County Road as the same is presently located and constructed; thence South  $64^{\circ} 41'$  East along the centerline of said County Road 362.7 feet to the true point of beginning of this description; thence South  $0^{\circ} 17'$  West 211.3 feet to the centerline of a well; thence South  $0^{\circ} 17'$  West 274.4 feet to an iron pipe; thence South  $74^{\circ} 59' 1/4''$  East 502.5 feet to an iron pipe; thence North  $0^{\circ} 09' 1/4''$  East 400.0 feet to an iron pipe reference monument; thence North  $0^{\circ} 09' 1/4''$  East 31.2 feet to a point in the centerline of the said County Road; thence North  $63^{\circ} 35'$  West along the centerline of said County Road 467.4 feet to a point; thence North  $64^{\circ} 41'$  West 50.3 feet more or less to the point of beginning.

PARCEL 5: A tract of land in Klamath County, Oregon, described as follows:

In Township 40 South, Range 9 East of the Willamette Meridian

Section 29: W  $1/2$  SW  $1/4$  NE  $1/4$ , S  $1/2$  NW  $1/4$ , SW  $1/4$ , W  $1/2$  SE  $1/4$ , EXCEPTING THEREFROM that tract in the SW  $1/4$  SW  $1/4$ , being a right of way 180 feet in width, conveyed to the United States of America by instrument recorded January 20, 1945 in Book 172 at page 351.

Section 32: W  $1/2$  E  $1/2$

STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

Jerry Molatore

on this 14th day of June A.D., 19 90  
at 3:24 o'clock PM. and duly recorded  
in Vol. M90 of Deeds Page 11650

Evelyn Biehn County Clerk

By Pauline Mullendore

Fee, \$43.00

Deputy.

EXHIBIT "A" - Page 2.