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05-30-95A10:20 RCVD
PERSONAL PROPERTY TAX WARRANT
(This is a lien demand and not an arrest warrant)

15900
14158

Vol. M95 Page 14158

State of Oregon, County of Klamath

Warrant Number
ss. 95-4319

STATE OF OREGON,
County of Klamath ss.

INDEXED

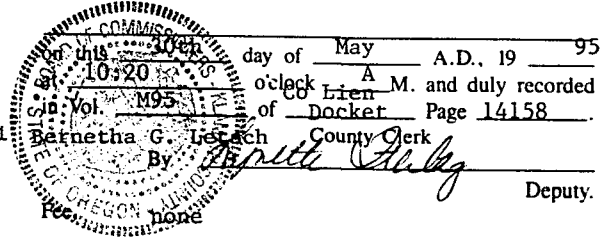
Date Issued: on 03/15/95

Interest to: 04/15/95

Filed for record at request of:

Directed to:

Rel
SUMMIT TOYOTA-JEEP-EAGLE
% BAKER GREG
P O BOX 5076
KLAMATH FALLS, OR 97601-0211



The above named appears as owning or having possession or control of certain personal property on the accounts listed below. Taxes lawfully assessed, levied, and charged on said personal property have not been paid and are delinquent for the years and in the respective amounts specified.

This warrant is issued to enforce payment of these taxes pursuant to Oregon Revised Statute 311.610.

The description of the personal property as it appears in the latest tax roll, the year(s) for which taxes are delinquent, the principal amount for delinquent taxes for each year plus interest to the date of issuance of this warrant, and service charges, are as follows:

Description of Personal Property			Tax Year	Amount of Taxes	Amount Due	
Code Area	Account Number	Kind of Property			Interest	Total
099	P794563	Personal Property	1994	1144.30	35.60	1179.90
Total Amount of Taxes to be Recorded				Total Taxes and Interest		1179.90
				Service Charges		15.00
				TOTAL Due		1194.90

The amount due on this warrant is the sum of total taxes due, interest on all past due installments at the rate of 1.3333 percent per month until paid (ORS 311.505), and the service charges.

SERVICE OF WARRANT

A duplicate of this warrant was served on the person named by:

1. ☐ Personal Service (ORS 311.620)

Date of Service

Warrant served on

2. ☐ Publication (ORS 311.615)

Date of First Publication

The cost of such service, publication, or postage is

3. ☒ Certified Mail (ORS 311.620)

03/15/95

\$

Date Mailed

RELEASE OF LIEN

This warrant has been satisfied in full, and the lien is fully released.

Tax Collector

by Nancy J. Paez
Deputy (MUST be signed to release lien)

Date

— AFTER RECORDING RETURN TO COUNTY TAX COLLECTOR —

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Summit Toyota-Jeep-Eagle the 16 day of June A.D., 19 95 at 2:56 o'clock P M., and duly recorded in Vol. M95, of County Lien Docket on Page 15900

FEE \$5.00

By Bernetha G. Lisch County Clerk

**U.S. Postal Service
Facilities Department
Lease**



Unit/Post Office Name & Address: **MAIN OFFICE - 2899 MARKET ST
BONANZA, OR 97623-9998**

**(400912-001)
KLAMATH COUNTY**

This LEASE, made and entered into by and between **L F FERNLUND** hereinafter called the Lessor, and the United States Postal Service, hereinafter called the Postal Service:

In consideration of the mutual promises set forth and for other good and valuable consideration, the sufficiency of which is hereby acknowledged, the parties covenant and agree as follows:

1. The Lessor hereby leases to the Postal Service and the Postal Service leases from the Lessor the following premises, hereinafter legally described in paragraph 9, in accordance with the terms and conditions described herein and contained in the 'General Conditions to U.S. Postal Service Lease,' Section A, attached hereto and made a part hereof.

Upon which is a **a one story brick structure**
areas, spaces, improvements, and appurtenances as follows:

and which property contains

AREA	SQ. FEET
Net Floor Space	793
Platform	50
Parking & Maneuvering	5,000
Other:	
Driveway	
Landscaping	
Sidewalks	

Total Site Area **9,450**

2. RENTAL: The Postal Service will pay the Lessor an annual rental of: **\$4,680.00**
four thousand six hundred and eighty 00/100 Dollars
payable in equal installments at the end of each calendar month. Rent for a part of a month will be prorated.
Rent checks shall be disbursed as follows:

payable to: **L F FERNLUND**
P O BOX 131
BONANZA, OR 97623-0131

unless the Contracting Officer is notified, in writing by Lessor, of any change in payee or address at least sixty (60) days before the effective date of the change.

3. TO HAVE AND TO HOLD the said premises with their appurtenances:

FIXED TERM: The term beginning **02/20/1997** and ending **02/19/2000**
for a total of **3** years.

02/20/1996 — *02/19/1999*
L.F. CA

U.S. Postal Service
Facilities Department
Lease



Unit/Post Office Name & Address: MAIN OFFICE - 2899 MARKET ST
BONANZA, OR 97623-9998

(400912-001)
KLAMATH COUNTY

4. RENEWAL OPTIONS: None

5. TERMINATION:

The Postal Service may terminate this Lease at any time by giving 60 days written notice to the Lessor.

6. UTILITIES, SERVICES, AND EQUIPMENT: Lessor, as part of the rental consideration, shall furnish the following utilities, services and equipment:

(See Lessor Obligations of General Conditions (A.24) and/or attached addendum for definitions.)

Heating System, Light Fixtures, Sewerage System, Electrical System, Water System.

7. OTHER PROVISIONS: The following additional provisions, modifications, riders, layouts and/or forms were agreed upon prior to execution and made a part hereof:

Maintenance Rider - Lessor (M-1),

USPS is responsible for interior painting.

All Hazardous/Toxic Conditions Clause - (See attached statement) [Signature]

8. The undersigned has completed the 'Representations and Certifications.' (See Section B).

9. LEGAL DESCRIPTION:

Lot 7, Block 20, 1st Addition to Bonanza, Klamath County, Oregon.

U.S. Postal Service
Facilities Department
Lease



Unit/Post Office Name & Address: MAIN OFFICE - 2899 MARKET ST
BONANZA, OR 97623-9998

(400912-001)
KLAMATH COUNTY

EXECUTED BY LESSOR this 18th day of MAY, 1995

ALL INDIVIDUAL LESSORS/OFFERORS AND SPOUSE MUST SIGN

Leroy F. Fernlund for less Fernlund
Leroy F. Fernlund

Lessor: Address P O BOX 131 BONANZA OR 97623-0131
Telephone No. (503) 545-6427
Taxpayer Id No. 54-0287161

Plabb
Witness

B. Wilson
Witness

ACCEPTANCE BY THE POSTAL SERVICE

Date 6/5/95

By Cheryl Hamilton
Contracting Officer
Cheryl Hamilton Manager, R/E
Denver Facilities 8055 E Tufts Ave #400
Denver CO 80237-2881

**U.S. Postal Service
Facilities Department
Form of Acknowledgment for Individuals**



STATE OF Oregon

SS:

COUNTY OF Klamath

Personally appeared before me, a Notary Public in and for the County and State aforesaid,

Leroy F. Fernlund
(Identify individual party to the lease)

Corliss Fernlund
(Identify individual party to the lease)

(Identify individual party to the lease)

(Identify individual party to the lease)

(Identify individual party to the lease)

(Identify individual party to the lease)

(Identify individual party to the lease)

who is known to me to be the same person(s) who executed the foregoing lease, and who acknowledged that said person(s) signed, sealed and delivered the same as said person(s)'s free and voluntary act for the uses and purposes therein set forth.

Witness my hand and notarial seal, in the County and State aforesaid,
this 18th day of MAY, 1995.

NOTARIAL
SEAL



Anna Cook
Notary Public

My commission expires 11-04-98

May 18, 1995

15905

CHANGE TO A.17, Hazardous/Toxic Conditions.

It is impossible for me to certify that there ~~are~~ no petroleum products in or on the premises. Beginning in Feb. 1961 there have been Postal Contract vehicles and postal customer vehicles driving and parking on this property and quite often they leak and drip oils and gasoline. I do not believe there is any health problem. There are no other hazardous materials that I know of.

The Postmaster has informed me that the Postal service is in the process of changing the heating system from fuel oil to Propane gas and will clean up the soil that has fuel oil contamination beneath the existing above ground tank.

Leroy A. Fernlund

(7/1)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 16th day of June A.D., 19 95 at 2:56 o'clock P. M., and duly recorded in Vol. M95 of Deeds on Page 15901.

FEE \$30.00

By Bernetha G. Ditsch, County Clerk
Loretta Huley