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Vol 1795 Page 29858

THIS AGREEMENT, entered into on September 13, 1995, by and between Robin C Barrett and Marvel Barrett AND Lee A Barrett and Michell Barrett, lessor, and William H Wagner Jr and Carolyn Wagner AND Walter E Wagner and Eleanor A Wagner, lessee;

WITNESSETH: That the said lessor in consideration of the covenants herein mentioned, does hereby lease unto the said lessee, their executors or administrators, for a period of thirty (30) years from October 1, 1995, to and including September 30, ~~19~~ 2025, the following described premises, to-wit:

The East half of Lot 16 Block 64 of Klamath Falls Forest Estates, Highway 66 Unit, Plat No. 3. This east half of lot 16 block 64 has a road frontage of 150.55 feet on Parakeet Drive. The leased property will run from the northeast survey marker on Parakeet Drive west 166.89 feet, then south approximately 150 feet to the existing south line of lot 16, then east 160.75 feet to the southeast survey marker on Parakeet Drive, then north to the northeast survey marker. The area of the leased property is approximately 24,682 square feet.

At the end of this lease, or any extension of this lease, all improvements to the leased property will revert to the then owner of Lot 16 Block 64.

The lessee will pay whatever increase in property taxes that result from any capital improvements by the lessee on the leased property, but not to exceed this amount.

This lease agreement is a binding contract between the lessee and the present owner of lot 16 and any future owner for the period of the lease. On the south side of this leased parcel is a 25 feet easement for the benefit of the lessor. and the said lessee does hereby promise and agree to pay said lessor therefor the rent following, to-wit:

\$3000.00 for the first year of the lease and \$1.00 per year for the remaining term of the lease and any extension of the lease. At the end of the lease the lessee has the first option to buy lot 16 or the leased portion of lot 16, if the existing owner decides to sell the property.

The \$3000.00 for the first year of the lease will be due and payable on or about November 1, 1995 and the \$1.00 for each of the remaining years is

payable on November 1

and to return said premises at the expiration of said time in as good order and condition as they are now in, reasonable wear and tear, fire and unavoidable casualties excepted.

Any holding over by the lessee after the expiration of the term of this lease, or any extension thereof, shall be as a tenancy from month to month and not otherwise.

IN WITNESS WHEREOF, said parties have executed this agreement in duplicate on 9/29, 1995.

Lee A. Barrett and Michell Barrett (Lessor) Walter E. Wagner and Eleanor A. Wagner (Lessee)

State of CALIFORNIA, County of RIVERSIDE ss. LEE A. BARRETT and MICHELL BARRETT

Personally appeared the above named

foregoing instrument to be voluntary act and deed. Dated 9/29, 1995

Before me:

Notary Public for RIVERSIDE My Commission expires 1/6/96  
COUNTY



STATE OF OREGON,

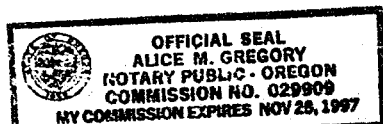
County of Klamath ss.

FORM NO. 23 — ACKNOWLEDGMENT  
STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

BE IT REMEMBERED, That on this 16th day of October, 1995 before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Robin C Barrett and Marvel Barrett lessor and William H Wagner Jr and Carolyn Wagner and Walter E Wagner and Eleanor A Wagner lessee

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



Alice M. Gregory  
Notary Public for Oregon.  
My Commission expires Nov 28 1997

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Robin Barrett the 1st day of November A.D., 1995 at 10:42 o'clock A M., and duly recorded in Vol. M95, of Deeds on Page 29858

FEE \$30.00

Return: Robin Barrett  
9310 Parakeet Dr.  
Bonanza, or 97623

By Bernetha G. Letsch, County Clerk  
Annette Mueller

11-01-95A10:42 RCVD