

Recording requested
by and when recorded,
mail to: WEB Service Co., Inc.
3690 Redondo Beach, California
Redondo Beach, Ca. 90278
DR 35-00-010

1143

Vol. 1117 Page 37225

97 NOV 12 AM 143

MEMORANDUM OF LEASE

This MEMORANDUM OF LEASE is entered on APRIL 18, 1997, by and between OLD STRATFORD LLC, A NEVADA LIMITED LIABILITY COMPANY, (hereinafter referred to as "Lessor"), and WEB SERVICE COMPANY, INC. (hereinafter referred to as "Lessee"). Lessor hereby does lease to Lessee, and Lessee does hereby accept the exclusive possession of all common laundry room(s), now existing and hereafter created, and located on the real property and improvements consisting of 93 units, located at 2660 SHASTA WAY, KLAMATH FALLS, OREGON, which real property and improvements are herein referred to as the "property" and legally described in Exhibit "A" attached hereto, and by this reference, incorporated herein as though fully set forth. Lessor warrants and represents that only -0- units are plumbed with their own washer or dryer connections. ** by Andrew South, Prop. Mgr./Vice President, Key Inv. Properties, Inc., Attorney-in-Fact

1. Exclusive use and possession of leased premises. Lessor does hereby grant, convey and transfer to Lessee the exclusive use and possession of all common laundry facilities on the property, which facility(ies) is/are presently described as encompassing approximately 200 square feet, for its use as a laundry facility(ies).

2. Term. The term of this Lease is not disclosed herein, but it is not less than 3 years nor more than 20 years from the date of the lease.

3. Assignment or Transfer. This Lease shall be binding upon the parties hereto, their respective heirs, personal representatives, successors, assigns or transferees.

4. Non-Competition Clause. This Lease contains a covenant by the Lessor not to compete, which is binding upon, and inure to the benefit of, the heirs, administrators, successors or assigns of the Lessor.

5. Lessor and Lessee have entered into an unrecorded Lease containing the provisions included herein and certain additional provisions. The provisions of the unrecorded Lease are incorporated herein by this reference. A copy of the unrecorded Lease is available for persons having a legitimate interest in the property, at the home office of Lessee located at 3690 Redondo Beach Avenue, Redondo Beach, California 90278-1165.

LESSEE: WEB SERVICE CO., INC.
3690 Redondo Beach Ave.
Redondo Beach, CA 90278

By

David G. Kent
David G. Kent
Asst. Sec.

Date

10/12/97

Witness

LESSOR: OLD STRATFORD LLC, A NEVADA LIMITED LIABILITY COMPANY

By

KEY INVESTMENT PROPERTIES, INC.

Its

ATTORNEY-IN-FACT

By

ANDREW SOUTH

Its

PROPERTY MANAGER/Vice President

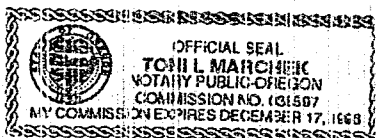
Date

Witness

STATE OF OREGON }
 } ss.
 County of Multnomah }

On this 1st day of May, in the year 1997, before me Toni L. Marchuk,
 a Notary Public in and for said County of Multnomah, State of Oregon, residing
 therein, duly commissioned and sworn, personally appeared Andrew South,
 personally known to me ~~(or proved to me on the oath/affirmation of~~
~~a credible witness personally known to me)~~ to be the person whose name is described in and
 whose name is subscribed to the within instrument as the agent for Key Investment
Properties, Inc. Attorney-in-fact, and acknowledged to me that he subscribed
 the name of Old Structure LLC, Nevada Limited Liability thereto as principal
 and his own name as agent. company

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the State
 of Oregon, County of Multnomah, the day and year in this certificate first above
 written.



Toni L. Marchuk
 Notary Public and for said State
 My commission expires: 12/17/98

UNOFFICIAL COPY

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

37227

State of CALIFORNIA

County of LOS ANGELES

On SEPTEMBER 16, 1997 before me, TARA DAVID JONES, NOTARY PUBLIC
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared DAVID G. JONES
(Name(s) of Signer(s))

☒ personally known to me ☐ OR ☐ I have sufficient knowledge to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Tara David Jones
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

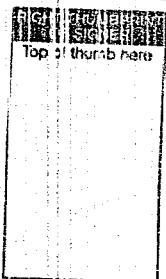
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☐ Individual
- ☐ Corporate Officer
 Title(s): _____
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney-in-Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

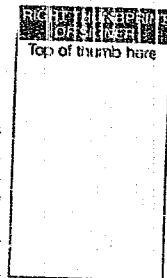
Signer Is Representing: _____



Signer's Name: _____

- ☐ Individual
- ☐ Corporate Officer
 Title(s): _____
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney-in-Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

Signer Is Representing: _____



A portion of Tract 36 and 43 ~~EMERSON~~ TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning on the Southerly line of Shasta Way, South $0^{\circ}00'1/2''$ East 73 feet and North $85^{\circ}54'$ East 280 feet from the section corner common to Sections 33 and 34, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and Sections 3 and 4, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence South $0^{\circ}00'1/2''$ East parallel with the West line of said Tract 43 along the East line of the tracts of land described in 2^o recorded in Deed Volume 225 at page 261 and Deed Volume 255 at page 613, 659.44 feet to the Northeast line of Pershing Way; thence South $55^{\circ}50'1/2''$ East 177.99 feet along said Northeasterly line of Pershing Way; thence North $0^{\circ}00'1/2''$ West 820 feet more or less to the Southerly line of Shasta Way; thence South $89^{\circ}54'$ West 230 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Web Service Co. the 12th day
of November A.D., 19 97 at 10:43 o'clock A.M., and duly recorded in Vol. 1997
of Deeds on Page 37225.

FEE \$45.00

By Bernetha G. Letsch, County Clerk
Kiddler Kra