

M05-69071

Klamath County, Oregon

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Pages 5 Fee: \$41.00

FILED FOR RECORD AT REQUEST OF
AND WHEN RECORDED RETURN TO:

Verizon Wireless

Attn: Network Real Estate - M/S 221

3350 161st Avenue SE

Bellevue, WA 98008

Space above this line is for Recorder's use.

ORIGINAL

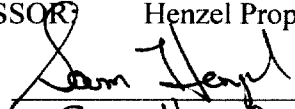
Memorandum of Land Lease Agreement

Grantor:	Henzel Properties, LTD, an Oregon Limited Partnership
Grantee:	Verizon Wireless (VAW) LLC d/b/a Verizon Wireless
Legal Description:	Klamath County, State of Oregon Official legal description as Exhibit "A"
Assessor's Tax Parcel ID#:	4008 0001A 00700
Reference # (if applicable):	N/A


MEMORANDUM OF LAND LEASE AGREEMENT

THIS MEMORANDUM OF LAND LEASE AGREEMENT evidences that a Land Lease Agreement ("Agreement") was entered into as of Oct 31, 2005, by and between Henzel Properties LTD, an Oregon Limited Partnership ("Lessor"), and Verizon Wireless (VAW) LLC d/b/a Verizon Wireless ("Lessee"), for certain real property located in the County of Klamath, State of Oregon, within the property of Lessor which is described in Exhibit "A" attached hereto ("Legal Description"), together with a right of access and to install and maintain utilities, for an initial term of five (5) years commencing as provided for in the Agreement, which term is subject to Lessee's rights to extend the term of the Agreement for four (4) terms of five (5) years each. IN WITNESS WHEREOF, Lessor and Lessee have duly executed this Memorandum of Land Lease Agreement as of the day and year last written below.

LESSOR: Henzel Properties, LTD, an Oregon Limited Partnership

By: 
Name: Sam Henzel
Title: _____
Date: _____

LESSEE: Verizon Wireless (VAW) LLC d/b/a Verizon Wireless

By: 

Keith A. Surratt
West Area Vice President – Network

Date: 10/31/05

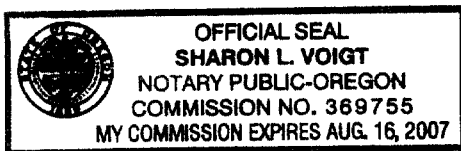
Exhibit "A" - Legal Description

LESSOR ACKNOWLEDGEMENT

STATE OF OR)
COUNTY OF Klamath Falls) ss.

On this 15 day of August, 2005, before me, a Notary Public in and for the State of _____, personally appeared Sam Henzel, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed this instrument, on oath stated that He/She was authorized to execute the instrument, and acknowledged it as the General Partner of Henzel Properties, LTD, an Oregon Limited Partnership, to be the free and voluntary act and deed of said party for the uses and purposes mentioned in the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.



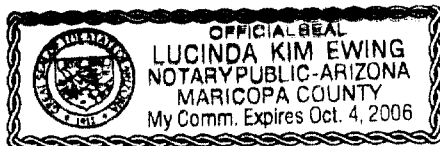
Sharon L Voigt
NOTARY PUBLIC in and for the State of OR
residing at Klamath Falls
My appointment expires 8-16-07
Print Name Sharon L Voigt

CORPORATE ACKNOWLEDGMENT

STATE OF ARIZONA)
) SS.
COUNTY OF MARICOPA)

On this 31 day of OCTOBER, 2005, before me, the undersigned, a Notary Public in and for the State of Arizona, duly commissioned and sworn, personally appeared Keith A. Surratt to me known to be an authorized representative of Verizon Wireless (VAW) LLC d/b/a Verizon Wireless, the limited liability company that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of Verizon Wireless (VAW) LLC d/b/a Verizon Wireless, for the uses and purposes therein mentioned, and on oath stated that he/she is authorized to execute the said instrument.

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



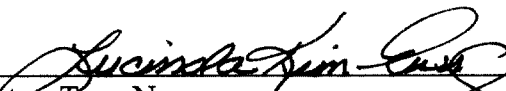

Print or Type Name: LUCINDA KIM EWING
Notary Public in and for the State of AZ, residing at
MARICOPA COUNTY
My appointment expires: OCT. 4, 2006

EXHIBIT "A"

LEGAL DESCRIPTION

The following described property in Section 1, Township 40 South, Range 8 East, of the Willamette Meridian, Klamath County, Oregon:

Government Lots 5 and 8, EXCEPTING THEREFROM Lower Klamath Lake Highway 423.

The S 1/2 SE 1/4 NE 1/4; ALSO Beginning at the Northwestern corner of the S 1/2 SE 1/4 NE 1/4 of said Section 1, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, and running thence North 89°49' West 704.4 feet more or less, to a point in the line marking the Northeasterly boundary of the right of way of the Midland-Mack Store Road, which is a line parallel with and 30.0 feet distant at right angles Northeasterly from the center line of the said Midland-Mack Store Road, as the same is now located and constructed; thence South 38°25 1/2' East, along said Northeasterly right of way boundary 1134.2 feet, more or less, to its intersection with the line marking the Easterly boundary of Lot 2, of Section 1, Township 40 South, Range 8 East of the Willamette Meridian; thence North 0°02' West, along said line marking the Easterly boundary of the said Lot 2 of Section 1, Township 40 South, Range 8 East of the Willamette Meridian, 886.3 feet, more or less, to the said point of beginning.

EXCEPTING THEREFROM that portion thereof lying Northwesternly of the following described line:

Beginning at the Northwestern corner of the S 1/2 SE 1/4 NE 1/4 of said Section 1, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, and running thence North 89°49' West 704.4 feet more or less, to a point in the line marking the Northeasterly boundary of the right of way of the Midland-Mack Store Road, which is a line parallel with and 30.0 feet distant at right angles Northeasterly from the center line of the said Midland-Mack Store Road, as the same is now located and constructed; thence Southeasterly along the Northeasterly boundary of the said road 193.39 feet to a point, which is the point of the beginning of the line being described; thence Northeasterly 242.28 feet to a point on the North line of the S 1/2 SW 1/4 NE 1/4 of said Section 1 marked by a 5/8" iron pin with Tru-Line Surveying plastic cap and the end of the line being described.

Government Lots 3, 4 and 9 of Section 1, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon. SAVING AND EXCEPTING that portion of the A.H. Patterson, Sr. property described in deed recorded in Book 199, page 113, which lies Northerly and Easterly of the Northeast boundary of the New North Canal of the Klamath Drainage District and SAVING AND EXCEPTING THEREFROM that portion conveyed to State of Oregon by deed dated May 23, 1947, recorded June 3, 1947 in Deed Book 207, page 156, Deed Records of Klamath County, Oregon.

All that portion of Government Lot 6, Section 1, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, lying Easterly of the Central Pacific Railway Company right-of-way, SAVING AND EXCEPTING that portion thereof lying Northerly of the Midland-Mack Store Highway and having been conveyed to Arthur Neil Phipps, et al, by deed dated March 14, 1950, recorded March 17, 1950, in Book 237, page 387, Deed Records of Klamath County, Oregon, and ALSO SAVING AND EXCEPTING that portion thereof conveyed to Klamath County by deed dated April 21, 1934, recorded September 19, 1934, in Deed Book 103, page 506, Deed Records of Klamath County, Oregon, and ALSO SAVING AND EXCEPTING THEREFROM that portion conveyed to the State of Oregon by deed dated May 31, 1947, recorded June 25, 1947 in Book 208, page 87, Deed Records of Klamath County, Oregon.

Those portions of Government Lot 7, the NE1/4 SW1/4 and the SW1/4 SW1/4 of Section 1, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, lying Easterly of the Central Pacific Railway Company right-of-way, SAVING AND EXCEPTING from said Lot 7 that portion conveyed to the State of Oregon by deed dated May 31, 1947, recorded June 25, 1947 in Book 208, page 87, Deed Records of Klamath County, Oregon of Klamath County, Oregon.

All of Government Lots 5 and 8, and the SW1/4 SE1/4 and SE1/4 SW1/4 of Section 1, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.