

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

Verizon Wireless

Attn: Network Real Estate - M/S 221

3350 161<sup>st</sup> Avenue SE

Bellevue, WA 98008

**M05-71908**

Klamath County, Oregon

12/28/2005 09:34:22 AM

Pages 8 Fee: \$56.00

Space above this line is for Recorder's use.

**ORIGINAL**

**Memorandum of Site Lease Agreement**

Grantor: Virginia Rae Thompson, Gary Turner and Darcie Turner,  
as co-partnership doing business as Klamath Korner  
Group

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#: R874441

Reference # (if applicable): N/A

56✓

## MEMORANDUM OF SITE LEASE AGREEMENT

This Memorandum of Site Lease Agreement is made this 15<sup>th</sup> day of December, 2005, between Virginia Rae Thompson, Gary Turner and Darcie Turner, as co-partnership doing business as Klamath Korner Group, with a mailing address of 6728 Amber Way, Klamath Falls, Oregon 97603, hereinafter collectively referred to as "LANDLORD", and Verizon Wireless (VAW) LLC d/b/a Verizon Wireless, with its principal office located at 180 Washington Valley Road, Bedminster, New Jersey 07921, successor-in-interest to Qwest Wireless, L.L.C., hereinafter referred to as "TENANT". LANDLORD and TENANT are at times collectively referred to hereinafter as the "Parties" or individually as the "Party".

1. LANDLORD and TENANT entered into a Turner Option and Site Lease Agreement (the "Agreement") on October 1, 2001 for an initial term of twenty-five (25) years, commencing on the Commencement Date as defined below.
2. Pursuant to the Agreement, LANDLORD leases to TENANT a portion of that certain parcel of property (the entirety of LANDLORD's property is referred to hereinafter as the "Property"), located at 2052 Washburn Way, Klamath Falls, Oregon, and being described as a parcel containing 1,000 square feet, as shown on Exhibit "A" attached hereto and made a part hereof, together with the non-exclusive right for ingress and egress, seven (7) days a week twenty-four (24) hours a day, on foot or motor vehicle, including trucks, and for the installation and maintenance of utility wires, poles, cables, conduits, and pipes over, under, or along a right-of-way extending from the nearest public right-of-way to the demised premises. The demised premises and right-of-way are hereinafter collectively referred to as the "Premises". The Premises are described in Exhibit A attached hereto and made a part hereof.
3. The Commencement Date of the Agreement, of which this is a Memorandum, is the date of the exercise of the option to lease.
4. The terms, covenants and provisions of the Agreement, the terms of which are hereby incorporated by reference into this Memorandum, shall extend to and be binding upon the respective executors, administrators, heirs, successors and assigns of LANDLORD and TENANT.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, hereunto and to a duplicate hereof, LANDLORD and TENANT have caused this Memorandum to be duly executed on the date first written hereinabove.

**LANDLORD:** Virginia Rae Thompson, Gary Turner and  
Darcie Turner, as co-partnership, doing business  
as Klamath Korner Group

By: Virginia Rae Thompson  
Virginia Rae Thompson

Date: Oct 13, 2005

By: [Signature]  
Gary Turner

Date: 10-15-05

By: [Signature]  
Darcie Turner

Date: 10-13-05

**TENANT:** Verizon Wireless (VAW) LLC d/b/a Verizon Wireless

By: Keith A. Surratt  
Keith A. Surratt

West Area Vice President - Network

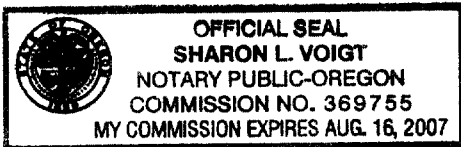
Date: 12/15/05

**LANDLORD ACKNOWLEDGEMENT**

STATE OF OR )  
 ) ss.  
 COUNTY OF Klamath )

On this 13 day of October, 2005, before me, a Notary Public in and for the State of OR, personally appeared Virginia Rae Thompson, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed this instrument and acknowledged it to be Her free and voluntary act and deed 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.

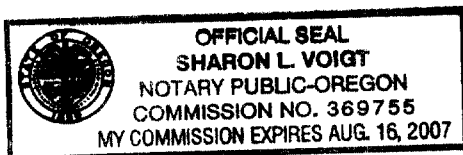


Sharon L Voigt  
 NOTARY PUBLIC in and for the State of OR,  
 residing at Klamath  
 My appointment expires 8-16-07  
 Print Name Sharon L Voigt

STATE OF OR )  
 ) ss.  
 COUNTY OF Klamath )

On this 13 day of October, 2005, before me, a Notary Public in and for the State of OR, personally appeared Gary Turner, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed this instrument and acknowledged it to be His free and voluntary act and deed 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.

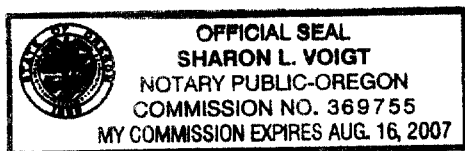


Sharon L Voigt  
 NOTARY PUBLIC in and for the State of OR,  
 residing at Klamath Falls  
 My appointment expires 8-16-07  
 Print Name Sharon L Voigt

STATE OF OR )  
COUNTY OF Klamath ) ss.

On this 13 day of October, 2005, before me, a Notary Public in and for the State of OR, personally appeared Darcie Turner, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed this instrument and acknowledged it to be Her free and voluntary act and deed 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.



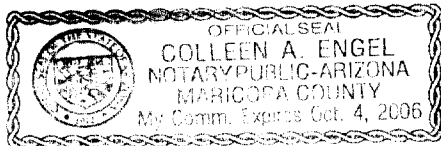
Sharon L Voigt  
NOTARY PUBLIC in and for the State of OR,  
residing at Klamath Falls  
My appointment expires 8-16-07  
Print Name Sharon L Voigt

## TENANT ACKNOWLEDGMENT

STATE OF ARIZONA )  
 ) SS.  
COUNTY OF MARICOPA )

On this 15<sup>th</sup> day of DECEMBER, 2015, 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 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: COLLEEN A. ENGEL  
 Notary Public in and for the State of AZ,  
 residing at MARICOPA COUNTY  
 My appointment expires: OCT. 4, 2006

Exhibit "A" Page 1 of 2  
Legal Description

## LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN THE SE 1/4, NE 1/4 OF SECTION 4, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, AND BEING A PORTION OF TRACT 50 ENTERPRISE TRACTS, A DULY RECORDED SUBDIVISION, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT 50; THENCE NORTH 89°50'20" EAST, ALONG THE NORTH LINE OF SAID TRACT 50, 607.57 FEET TO THE WESTERLY RIGHT OF WAY OF WASHBURN WAY; THENCE SOUTH 00°04'21" WEST, ALONG SAID RIGHT OF WAY, 372.64 FEET TO THE CENTERLINE OF THE ABANDONED O.C. & E. RAILROAD; THENCE NORTH 66°51'15" WEST, ALONG SAID CENTERLINE, 660.25 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 50; THENCE NORTH 00°00'15" EAST 111.41 FEET TO THE POINT OF BEGINNING.

Exhibit "A" Page 2 of 2  
Description of the premises and Ingress/Egress and Utility Easement

