

M06-14408

Klamath County, Oregon

07/18/2006 09:36:06 AM

Pages 13 Fee: \$81.00

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

Lessor: Inland Fiber Group, LLC

Lessee: 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#: []

Reference # (if applicable): N/A

Site Name: KLF KENO

MEMORANDUM OF LAND LEASE AGREEMENT

This Memorandum of Land Lease Agreement is made this 30th day of June, 2006 between Inland Fiber Group, LLC, with a mailing address of c/o Timber Resources Services, LLC, 6400 Highway 66, Klamath Falls, Oregon 97601, hereinafter collectively referred to as "LESSOR", and Verizon Wireless (VAW) LLC d/b/a Verizon Wireless, with its principal office located at 180 Washington Valley Road, Bedminster, New Jersey 07921, hereinafter referred to as "LESSEE". LESSOR and LESSEE are at times collectively referred to hereinafter as the "Parties" or individually as the "Party".

1. LESSOR and LESSEE entered into a Land Lease Agreement (the "Agreement") on June 30, 2006 for an initial term of five (5) years, commencing on the Commencement Date. The Land Lease Agreement shall automatically be extended for four (4) additional five (5) year terms unless the LESSEE terminates it at the end of the then current term by giving the LESSOR written notice of the intent to terminate at least six (6) months prior to the end of the then current term.

2. LESSOR hereby leases to LESSEE a portion of that certain parcel of property (the entirety of LESSOR's property is referred to hereinafter as the "Property"), located in Klamath County, State of Oregon, and being described as a 60' x 60' feet parcel containing 3,600 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 twelve foot (12') wide right-of-way extending from the nearest public right-of-way, Clover Creek Road, 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, and as shown on the plat of survey attached hereto and incorporated herein as Exhibit B. In the event any public utility is unable to use the aforementioned right-of-way, LESSOR has agreed to grant an additional right-of-way either to the LESSEE or to the public utility at no cost to the LESSEE.

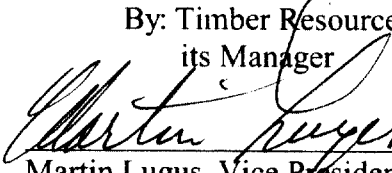
3. The Commencement Date of the Agreement, of which this is a Memorandum, is defined as the first (1st) day of the month following the date this Agreement is executed by the parties or the first (1st) day of the month following the date LESSEE is granted a building permit by the governmental agency charged with issuing such permits, whichever event occurs last.

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 LESSOR and LESSEE.

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

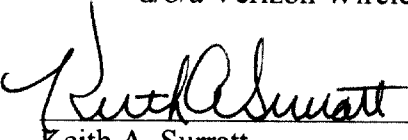
LESSOR: Inland Fiber Group, LLC
By: Timber Resource Services, LLC,
its Manager

WITNESS

BY:  (SEAL)
Martin Lugas, Vice President, Timberland
Operations

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

WITNESS

BY:  (SEAL)
Keith A. Surratt
West Area Vice President – Network

LESSOR ACKNOWLEDGEMENT

STATE OF OREGON)
COUNTY OF KLAMATH) ss.

On this 18th day of April, 2006, before me, a Notary Public in and for the State of Oregon, personally appeared Martin Lugas, 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 was authorized to execute the instrument, and acknowledged it as the Vice President, Timberland Operations of Timber Resource Services, LLC, Manager of Inland Fiber Group, LLC, a Delaware limited liability company, 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.



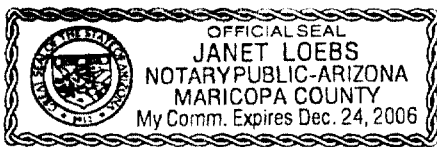
Catherine Gray
NOTARY PUBLIC in and for the State of OR
residing at Klamath County
My appointment expires May 6, 2008
Print Name Catherine Gray

LESSEE ACKNOWLEDGMENT

STATE OF ARIZONA)
) SS.
COUNTY OF MARICOPA)

On this 30th day of June, 2006, 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.



Janet Loebbs
Print or Type Name: JANET LOEBBS
Notary Public in and for the State of AZ,
residing at MARICOPA COUNTY
My appointment expires: DEC. 24, 2006

EXHIBIT A
1 of 3
LEGAL DESCRIPTION
See Attached

LEGAL DESCRIPTION

Tax Lot 2000

The NE $\frac{1}{4}$ NE $\frac{1}{4}$ in Section 35, Township 39 South, Range 7 East of the Willamette Meridian,
Klamath County, Oregon, lying Southerly of the Northerly line of 66 foot strip

Tax Account No.: 3907-035AO-02000-000

and

Tax Lot 2300

The SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 35, Township 39 South, Range 7 East of the Willamette Meridian,
Klamath County, Oregon

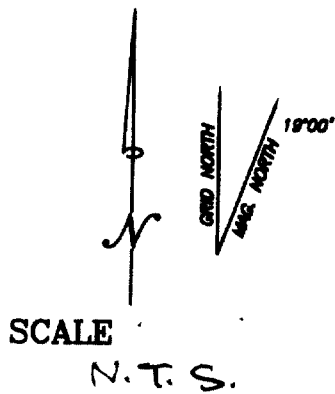
Tax Account No.:3907-035AO-02300-00

EXHIBIT A

2 of 3

DESCRIPTION OF PREMISES

See Attached



MAP 38-07-35A
TAX LOT #2300

FOREST
OPENING

Proposed Verizon Wireless
LEASE SITE

80' X 80' (3,600 sq. ft.)
0.08 Ac.

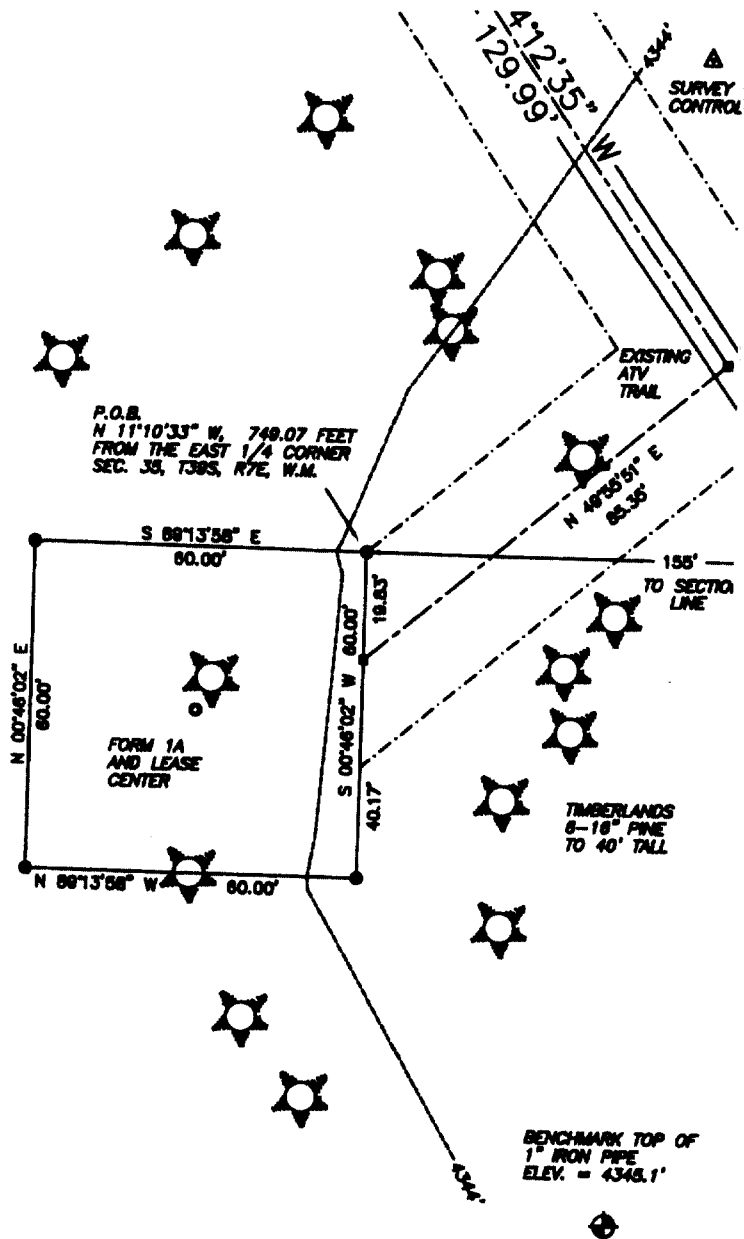


EXHIBIT A

3 of 3

INGRESS/EGRESS AND UTILITY EASEMENT

See Attached

ACCESS AND UTILITY EASEMENT DESCRIPTION:

A STRIP OF LAND 30 FEET IN WIDTH FOR AN ACCESS AND UTILITY EASEMENT, 15 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE 1983 BRASS CAP MARKING THE EAST QUARTER CORNER OF SECTION 35, TOWNSHIP 39 SOUTH, RANGE 7 EAST, WILLAMETTE MERIDIAN, AS BEING SET AND SHOWN IN KLAMATH COUNTY, OREGON SURVEY FILE NO. 3878;
THENCE ALONG THE EAST LINE OF SAID SECTION 35,
N 00°46'02" E, 732.65 FEET TO A POINT;
THENCE N 89°13'58" W, 155.00 FEET TO THE NORTHEAST CORNER OF A CERTAIN TELECOMMUNICATIONS LEASE;
THENCE ALONG THE EASTERLY LINE OF SAID LEASE
S 00°46'02" W, 19.83 FEET TO THE POINT OF BEGINNING;

THENCE N 48°56'51" E, 85.35 FEET TO A POINT;
THENCE N 34°12'35" W, 129.99 FEET TO A POINT;
THENCE N 25°28'58" W, 372.32 FEET TO A POINT;
THENCE N 13°38'40" E, 249.83 FEET TO A POINT;
THENCE N 11°27'40" W, 98.37 FEET TO A POINT;
THENCE N 32°46'58" W, 252.00 FEET TO A POINT;
THENCE N 14°56'13" W, 213.65, MORE OR LESS,
TO THE CENTERLINE OF THE WEYERHAEUSER HAUL ROAD. THE
BOUNDARIES OF SAID EASEMENT BEING EXTENDED OR SHORTENED TO
MEET AT ANGLE POINTS AND TO TERMINATE ON THE BOUNDARIES OF
THE GRANTOR.

BASIS OF BEARING AND DESCRIPTION PER OREGON SOUTH ZONE NAD
1983 STATE PLANE GRID.

Exhibit "B"

SURVEY

