

2007-000833

Klamath County, Oregon



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01/17/2007 01:23:37 PM

Fee: \$51.00

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

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Space above this line is for Recorder's use.

**ORIGINAL**

**Memorandum of Option and Lease Agreement**

Grantor:	American Forest Resources, LLC, a Delaware limited liability company
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#:	R-2708-02800-00100-000
Reference # (if applicable):	N/A

MEMORANDUM OF OPTION AND LEASE AGREEMENT

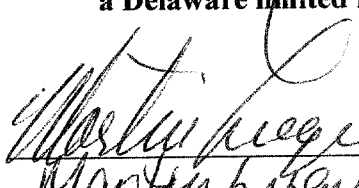
This Memorandum of Option and Lease Agreement is made this 20<sup>th</sup> day of Dec, 2006, between American Forest Resources, LLC, a Delaware limited liability company, with a mailing address of 6400 Hwy 66, Klamath Falls, Oregon 97601, hereinafter collectively referred to as "LESSOR", and Verizon 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 Option and Lease Agreement (the "Agreement") on Dec. 20, 2006, for an initial term of five (5) years, commencing on the date that LESSEE exercises the option. The 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' by 60' foot parcel containing approximately 3,600 square feet, as shown on the Tax Map of the County of Klamath County 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 wide 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 Property and Premises are described in Exhibit A attached hereto and made a part hereof.
3. 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.

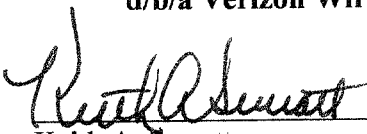
**LESSOR: American Forest Resources, LLC,  
a Delaware limited liability company**

\_\_\_\_\_  
WITNESS

BY:  (SEAL)  
Name: Morten L. Riege

**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            )  
  ) ss.  
COUNTY OF KLAMATH    )

On the 17th day of May, 2006, before me personally came Martin Lugas, to me known, who, being by me duly sworn, did depose and say that he resides at 6400 Highway 66, Klamath Falls, Oregon; that he is the Vice President/General Manager of AMERICAN FOREST RESOURCES, LLC, the limited liability company described in and which executed the foregoing instrument; and that he signed his name thereto by authority of the board of directors of said company.

Catherine Gray  
Notary Public

(SEAL)

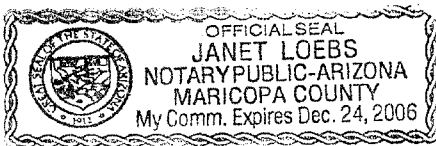


**LESSEE ACKNOWLEDGMENT**

STATE OF ARIZONA       )  
  ) SS.  
COUNTY OF MARICOPA   )

On this 20th day of December 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 Loeb  
Print or Type Name: JANET LOEBS  
Notary Public in and for the State of AZ,  
residing at MARICOPA COUNTY  
My appointment expires: DEC. 24, 2006

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A PARCEL OF LAND SITUATED IN SECTION 28, TOWNSHIP 27 SOUTH, RANGE 8 EAST, WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS:

THE NE 1/4, E 1/2 SE 1/4 AND SE 1/4 NW 1/4 LESS A STRIP FOR RAILROAD AND HIGHWAY IN SECTION 28, TOWNSHIP 27 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON;

ALSO KNOWS AS TAX LOT T27SR08E28 0100.

**EXHIBIT A**  
**Page 2 of 2**  
**DESCRIPTION OF PREMISES**

