

2007-017667

Klamath County, Oregon



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10/11/2007 02:48:17 PM

Fee: \$31.00

Filed for record at request of:
Sky Lakes Medical Center, Inc.
2865 Daggett Avenue
Klamath Falls, OR 97601 Lessor

Klamath Professional Properties, LLC
3000 Bryant Williams Drive, Ste. 200
Klamath Falls, OR 97601 Lessee

After recording return to:
Heather A. Kmetz, Attorney at Law
Sussman Shank LLP
1000 SW Broadway, Ste. 1400
Portland, OR 97205

All tax statements are to be sent to:
Sky Lakes Medical Center, Inc.
2865 Daggett Avenue
Klamath Falls, OR 97601

ATE:64531 MS

MEMORANDUM OF GROUND LEASE

This Memorandum of Ground Lease ("Memorandum"), dated and effective as of October 9, 2007, is entered into by and between Sky Lakes Medical Center, Inc., an Oregon nonprofit corporation ("Lessor"), and Klamath Professional Properties, LLC, an Oregon limited liability company ("Lessee").

The purpose of this Memorandum is to put third parties on notice of the existence of that certain unrecorded Building 3000 Ground Lease (the "Lease") dated as of the same date as this Memorandum, by and between Lessor and Lessee, the terms, conditions and provisions of which are incorporated herein by this reference, pursuant to which Lessor is leasing to Lessee, and Lessee is leasing from Lessor, that certain real property legally described on Exhibit A attached hereto (the "Property"). The initial term of the Lease commenced on October 9, 2007, and continues through and including September 30, 2057. There is one option to extend the term of the Lease for twenty-five (25) years.

IN WITNESS WHEREOF, Lessor and Lessee have executed this Memorandum effective as of the date first above written.

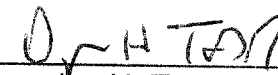
LESSOR:

Sky Lakes Medical Center, Inc.

By: 
Leslie Flick, Vice President

LESSEE:

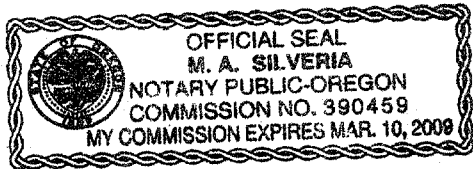
Klamath Professional Properties, LLC


By: 
Douglas H. Todd, M.D., Manager

31-A

STATE OF OREGON)
) ss.
County of It/ama y h)

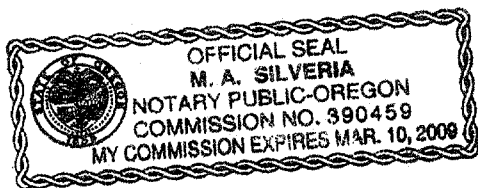
This Memorandum of Lease was acknowledged before me on October 10, 2007 by Leslie Flick as Vice President of Sky Lakes Medical Center, Inc.




 Notary Public for Oregon
 My Commission Expires: 3/10/09

STATE OF OREGON)
County of Klamath) ss.

This Memorandum of Lease was acknowledged before me on October 11, 2007 by Douglas H. Todd as Manager of Klamath Professional Properties, LLC.



M. L. L.
Notary Public for Oregon
My Commission Expires: 3/10/09

Exhibit A

A tract of land situated in the SW 1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being a portion of vacated Block 6, McLoughlin Heights Subdivision, according to the official plat map thereof on file in the office of the Klamath County Clerk, more particularly described as follows:

Commencing at a 5/8" rebar monument marking the intersection of the centerline of vacated Foothill Boulevard and the East line of said SW 1/4 of the NE 1/4, said line also being the East line of said McLoughlin Heights; thence South 32° 41' 55" West, 95.20 feet to the True Point of Beginning of this description, said point being the Northwest corner of the medical office building known as the "3000 Building"; thence following the exterior walls and the exterior edge of the front awning the following courses: South 32° 47' 24" West, 58.50 feet; thence South 57° 12' 36" East 18.00 feet; thence South 32° 47' 24" West, 53.50 feet; thence North 57° 12' 36" West, 76.00 feet; thence North 32° 47' 24" East, 53.00 feet; thence North 57° 12' 36" West, 53.00 feet; North 32° 47' 24" East, 30.00 feet; thence South 57° 12' 36" East, 71.00 feet; North 32° 47' 24" East, 29.00 feet; thence South 57° 12' 36" East, 40.00 feet to the Point of Beginning. Bearings are based on record of Survey No. 6692.

Which tract of land is a portion of the following described real property:

Parcel 3 of Land Partition 92-06, according to the official plat thereof on file in the records of Klamath County, Oregon, being a portion of vacated Lots 1 through 22 of Block 6 of McLoughlin Heights and a portion of the Southerly half of vacated Foothill Boulevard situated in the Southwest quarter of the Northeast quarter of Section 20, Township 38 south, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH an easement for ingress and egress as described in instrument recorded June 8, 2001 in Book M01 on Page 27242, Records of Klamath County, Oregon.

TOGETHER WITH an easement for ingress and egress as described in instrument recorded March 23, 2007 in Book 2007 on Page 5326, Records of Klamath County, Oregon.

CODE 001 MAP 3809-020AC TL 01102 KEY #8941555