

2008-014339

Klamath County, Oregon



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10/21/2008 09:16:15 AM

Fee: \$41.00

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**For placement of label to record attached
Memorandum of Lease**

LESSOR: Janki Enterprises, LLC and Charles & Shirley Justus

LESSEE: J R Zukin Corporation dba Meadow Outdoor Advertising

Legal Description:

Parcel 1 of Minor Land Partition No. 5-83 as filed in the office of the Klamath County Clerk, more particularly described as follows:

A tract of land situated in the SW ¼ of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the center ¼ corner of said Section 7, thence North 89°49'00" West 489.5 feet to a point on the Westerly right of way line of Wocus Road (The old Dalles California Highway); thence South 06°02'00" West, along said road, 1230.3 feet to a ½" iron rebar; thence North 89°49'00" West 614.76 feet, to a 5/8 iron rebar with a plastic cap marked "LS 993", and being the true point of beginning of this description; thence continuing North 89°49'00" West 273.73 feet to a ½" rebar on the Easterly right of way line of Highway No. 97; thence, along said right of way line, South 11°36'11" East 275.00 feet to 5/8" iron rebar with plastic cap marked "LS 993"; thence South 89°49'00" East 197.56 feet to a said "LS 993" rebar; thence North 45°11'00" East 28.28 feet to a said "LS 993" rebar; thence North 00°11'00" East 249.20 feet to the true point of beginning, and with bearings based on Minor Land Partition No. 5-83.

**RETURN DOCUMENTS TO: Meadow Outdoor Advertising
PO Box 331
The Dalles, OR 97058**

Return to:
Meadow Outdoor Advertising
PO Box 331
The Dalles, OR 97058-0331

MEMORANDUM OF LEASE

This Memorandum of Lease is recorded by the parties with reference to that certain lease dated December 7, 2006, as amended February 18, 2008 (the "Lease") regarding certain real property located in the City of Klamath Falls, County of Klamath, State of Oregon, which is more particularly described in Exhibit A attached (the "Property"). ~~Among other matters the Lease includes provisions whereby Lessor granted to Lessee a right of first refusal to purchase the Property.~~ This memorandum acknowledges Janki Enterprise, LLC, an Oregon limited liability company, as to an undivided 50% interest, and Charles Justus and Shirley Justus, as tenants by the entirety, as to an undivided 50% interest, together as tenants in common, as Lessor and J R Zukin Corporation, a California corporation dba Meadow Outdoor Advertising, as Lessee. This memorandum is executed to evidence and confirm the Lease, to which reference is made for its terms and conditions. *SANTAN and RAT ALREADY HAS FIRST RIGHT TO BUY* PER PRAKASH OF JANKI ENT., LLC
OK (12)

DATED this 21 day of May, 2008. *THE PROPERTY*

Lessor:

Janki Enterprise, LLC, an Oregon limited liability company

By: *Prakash Patel*
Printed Name: PRAKASH PATEL

Title: *Partner*

And
Charles Justus
Charles Justus

Shirley Justus
Shirley Justus

Lessee:

J R Zukin Corporation, a California corporation
dba Meadow Outdoor Advertising

By: *J. Chris Zukin*
Printed Name: J. CHRIS ZUKIN
Title: VICE-PRESIDENT

STATE OF OREGON)
) ss.
COUNTY OF KLAMATH)

SEE ATTACHED

This instrument was acknowledged before me on _____, 2008 by
_____ as _____ of Janki Enterprise, LLC, an
Oregon limited liability company

Notary Public for Oregon
My commission expires:

STATE OF OREGON)
) ss.
COUNTY OF Klamath)

This instrument was acknowledged before me on May 21, 2008 by Charles Justus.



Melinda Holden
Notary Public for Oregon
My commission expires:

STATE OF OREGON)
) ss.
COUNTY OF Klamath)

This instrument was acknowledged before me on May 21, 2008 by Shirley Justus.



Melinda Holden
Notary Public for Oregon
My commission expires:

STATE OF OREGON)
) ss.
COUNTY OF Wasco)

This instrument was acknowledged before me on October 13, 2008 by
J Chris Zukin as Vice President of J R Zukin Corporation, a
California corporation dba Meadow Outdoor Advertising.



Jeani K Hodgen
Notary Public for Oregon
My commission expires: 4/6/2012

Exhibit A

EXHIBIT "A" LEGAL DESCRIPTION

Parcel 1 of Minor Land Partition No. 5-83 as filed in the office of the Klamath County Clerk, more particularly described as follows:

A tract of land situated in the SW1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the center 1/4 corner of said Section 7, thence North 89° 49' 00" West 489.5 feet to a point on the Westerly right of way line of Wocus Road (The old Dalles California Highway); thence South 06° 02' 00" West, along said road, 1230.3 feet to a 1/2" iron rebar; thence North 89° 49' 00" West 614.76 feet, to a 5/8" iron rebar with a plastic cap marked "LS 993", and being the true point of beginning of this description; thence continuing North 89° 49' 00" West 273.73 feet to a 1/2" rebar on the Easterly right of way line of Highway No. 97; thence, along said right of way line, South 11° 36' 11" East 275.00 feet to 5/8" iron rebar with plastic cap marked "LS 993"; thence South 89° 49' 00" East 197.56 feet to a said "LS 993" rebar; thence North 45° 11' 00" East 28.28 feet to a said "LS 993" rebar; thence North 00° 11' 00" East 249.20 feet to the true point of beginning, and with bearings based on Minor Land Partition No. 5-83.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of

Santa Clara

SS.

On

May 23rd 2003

before me,

Usha S. Patel, Notary Public

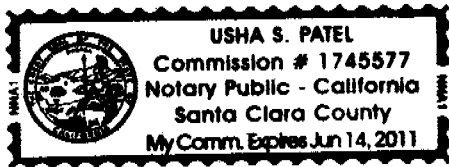
personally appeared

Prakash Patel

Name(s) of Signer(s)

- ☒ personally known to me
☐ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

[Signature]

Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____

Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER

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