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Meadow Outdoor Advertising
P.O. Box 331
The Dalles, OR 97058

2009-010635
Klamath County, Oregon



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08/07/2009 09:27:49 AM

Fee: \$26.00

MEMORANDUM OF LEASE

By an instrument in writing dated July 23, 2009,
MARILYN L. ATKINSON, Lessor(s), leased to J R Zukin Corporation, a
California corporation, dba Meadow Outdoor Advertising, Lessee, and granted to Lessee a right of first refusal to
purchase, the following described real property in the County of KLAMATH State of OREGON.

TOWNSHIP 39 RANGE 09 SECTION 02 DA TAX LOT
#400; SEE ATTACHED EXHIBIT "A" FOR
FULL LEGAL DESCRIPTION.

**THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN
VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING
THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH
THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.**

This memorandum is executed to evidence and confirm the agreement referred to above, to which
reference is made for its terms and conditions.

DATED this 23RD day of JULY, 2009

Marilyn L. Atkinson
Lessor:

STATE OF OREGON

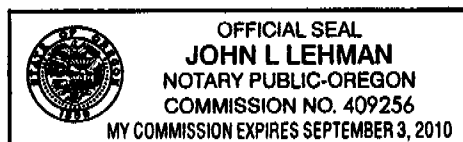
County of KLAMATH

ss. JULY 23, 2009

Personally appeared the above named MARILYN L. ATKINSON and
acknowledged the foregoing instrument to be his voluntary act and deed.

BEFORE ME:

John L. Lehman
Notary Public for OREGON
My commission expires: SEPTEMBER 3, 2010



THAT CERTAIN REAL PROPERTY situated in _____ County of Klamath, State of Oregon, described as follows, to-wit:

THAT PART of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 2, Township 39 South, Range 9, East, W. M., described as follows:

BEGINNING at a point 30 feet South and 145.9 feet West of the quarter section corner between Sections 1 and 2, Township 39 S., R. 9, E.W.M.: thence South 355.6 feet; thence North 70°19' West 67.2 feet; thence North 330 feet; thence East 63.3 feet to the place of beginning.

EXCEPTING that portion conveyed to State of Oregon for highway purposes by Deed recorded in Deed Volume 353 at page 414.

SUBJECT TO: Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Enterprise Irrigation District; Regulations levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District; Reservations in deed recorded August 9, 1935 in Deed Volume 100 at page 619; Ten-foot permanent easement, including the terms and provisions thereof, for relocation of irrigation facilities and for construction, operation and maintenance of highway slopes over, across and upon North portion of premises as set out in Deed recorded June 11, 1964 in Deed Volume 353 at page 414; Relinquishment of all existing, future or potential common law or statutory abutter's easements of access as set out in Deed recorded June 11, 1964, in Deed Volume 353 at Page 414.

ALSO SUBJECT TO: contracts and/or liens for irrigation and/or drainage, the schedule of exclusions from coverage, together with any schedules contained in standard title policies, reservations, easements, restrictions and rights of way of record and those apparent on the land.

ALSO SUBJECT TO: the statutory powers, including the power of assessment, of Enterprise Irrigation District.

ALSO SUBJECT TO: the statutory powers, including the power of assessment, of South Suburban Sanitary District.

ALSO SUBJECT TO: reservations contained in Deed from Jesse J. Bailey, et ux, dated July 1, 1930 and recorded August 9, 1935 in Volume 100, Page 619, Deed Records of Klamath County, Oregon, as follows:

"The grantors, their heirs and assigns reserve the right to construct laterals or ditches along the lines of or across above described property for irrigation and drainage purposes."

ALSO SUBJECT TO: Ten foot permanent easement, subject to the terms and provisions thereof, for relocation of irrigation facilities and for construction, operation and maintenance of highway slopes over, across and upon North portion of premises as set out in Deed to the State of Oregon, by and through its State Highway Commission, recorded June 11, 1964 in Deed Volume 353 at Page 414, Deed Records of Klamath County, Oregon.

ALSO SUBJECT TO: Limited access provisions contained in Deed to the State of Oregon, by and through its State Highway Commission, which provides that no right or easement of right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property. Recorded June 11, 1964; Volume: 353, Page 414, Deed Records of Klamath County, Oregon.