

2010-000422

Klamath County, Oregon



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01/13/2010 10:00:08 AM

Fee: \$57.00

FILED FOR RECORD AT REQUEST OF
AND WHEN RECORDED RETURN TO:
Verizon Wireless
Attn: Network Real Estate - M/S 231
15900 SE Eastgate Way
Bellevue, WA 98008

Space above this line is for Recorder's use.

Memorandum of Land Lease Agreement

ORIGINAL

Grantor: JWTR, LLC, an Oregon limited liability company

Grantee: RCC Atlantic, Inc. d/b/a Verizon Wireless

Legal Description: **County of Klamath, State of Oregon**
Official legal description as Exhibit A

Assessor's Tax Parcel ID#: **T. 40 R. 07, Sec. 16; Tax Acct R-4007-00000-00600**

Reference # (if applicable):

MEMORANDUM OF LAND LEASE AGREEMENT

THIS MEMORANDUM OF LAND LEASE AGREEMENT evidences that a Land Lease Agreement ("Agreement") was entered into as of 12/16, 2009, by and between JWTR, LLC, an Oregon limited liability company ("LESSOR"), and RCC Atlantic, Inc. d/b/a Verizon Wireless ("LESSEE"), for certain real property located in the County of Klamath, State of Oregon, within the property of Lessor which is described in Exhibit "A" attached hereto ("Legal Description"), together with a right of access and to install and maintain utilities, for an initial term of five (5) years commencing as provided for in the Agreement, which term is subject to Lessee's rights to extend the term of the Agreement as provided in the Agreement.

IN WITNESS WHEREOF, Lessor and Lessee have duly executed this Memorandum of Land Lease Agreement as of the day and year last below written.

LESSOR: JWTR, LLC, an Oregon limited liability company

By: [Signature]
Name: James Ludwig
Title: CEO
Date: 10/07/2009

LESSEE: RCC Atlantic, Inc. d/b/a Verizon Wireless

By: [Signature]
Walter L. Jones, Jr.
Area Vice President Network
Date: 12/16/09

Exhibit A – Legal Description

LESSOR ACKNOWLEDGEMENT

STATE OF OREGON)
) ss.
COUNTY OF KLAMATH)

On this 4th day of November, 2009 before me, a Notary Public in and for the State of Oregon, personally appeared Thomas Ludlow, 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/She was authorized to execute the instrument, and acknowledged it as the CFO of JWTR, LLC, an Oregon 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 Marie Chapel
NOTARY PUBLIC in and for the State of OR,
residing at Midland, OR
My appointment expires May 7, 2012
Print Name Catherine Marie Chapel

LESSEE ACKNOWLEDGMENT

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California)
)
County of Orange)

On 12/16/09 before me, Sandra J. Rojas, Notary Public,
personally appeared Walter L. Jones, Jr.

who proved to me on the basis of satisfactory evidence to be the person whose name is
subscribed to the within instrument and acknowledged to me that he executed the same in his
authorized capacity, and that by his signature on the instrument the person, or the entity upon
behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Sandra J. Rojas
Signature of Notary Public



Place Notary Seal Above

EXHIBIT A
LEGAL DESCRIPTION

The Property on which the Premises are located is described as follows:

The NE1/4 of the NE1/4 of Section 16, Township 40 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

Unofficial
Copy