

WTC 91595

2011-011816

Klamath County, Oregon

**AFTER RECORDING RETURN TO:**

Boivin, Uerlings & DiIaconi, P.C.

Attn: Barbara M. DiIaconi

803 Main Street, Suite 201

Klamath Falls, Oregon 97601



00109029201100118160040040

10/21/2011 02:52:03 PM

Fee: \$52.00

**MEMORANDUM OF GROUND LEASE**

THIS MEMORANDUM OF GROUND LEASE, made and entered into this 20<sup>th</sup> day of October, 2011, between KBQ LLC, an Oregon limited liability company ("KBQ") and SANFORD WORLD CLINICS, a South Dakota non-profit corporation ("SWC").

**WITNESSETH:**

KBQ and SWC hereby acknowledge that they entered into a Ground Lease whereby SWC leased from KBQ the following described real property located in Klamath Falls, Oregon ("Leased Premises"), to-wit:

A tract of land located in the Southeast One-Quarter of the Northwest One-Quarter (SE 1/4 NW 1/4) of Section Twenty (20), Township Thirty-Eight (38) South, Range Nine (9) East, Willamette Meridian, Klamath Falls, Klamath County, Oregon, said tract of land being more particularly described as follows:

Beginning at the Southwest corner of Lot 2, Block 1, Campus View, Klamath Falls, Klamath County, Oregon, said point being the TRUE POINT OF BEGINNING; thence along the Northerly right-of-way of Daggett Street along an arc of a 1558.11 foot radius curve to the right 217.30 feet, the chord of which bears North 64°59'13" West 217.12 feet; thence leaving said right-of-way line along an arc of a 430.00 foot radius curve the left 77.05 feet, the chord of which bears North 66°06'08" West 76.94 feet; thence along an arc of a 155.00 foot radius curve to the right 47.03 feet, the chord of which bears North 62°32'36" West 46.85 feet; thence North 21°25'52" East 40.57 feet; thence North 88.81 feet; thence East 170.99 feet; thence North 01°30'27" East 19.01 feet; thence East 49.00 feet; thence North 00°31'30" East 84.88 feet to a point on the North line of said SE 1/4 NW 1/4 of Section 20; thence along said North line South 88°11'48" East 90.22 feet to the Northwest corner of said Lot 2, Block 1, Campus View; thence leaving said North line and along the West line of said Lot 2 South 02°42'02" West 374.18 feet to the TRUE POINT OF BEGINNING, containing 1.66 acres, more or less.

Said Ground Lease commences on October 20, 2011 and continues for ninety-nine

52amt

(99) years.

Said Ground Lease acknowledges that upon partition of (1) the Leased Premises from (2) remaining development land located directly adjacent to the Leased Premises ("Remaining Development Parcel"), KBQ agrees to sell to SWC, and SWC agrees to buy from KBQ, the Leased Premises upon the terms and conditions of that certain Real Property Purchase Agreement executed by the parties. The Ground Lease will terminate automatically upon conveyance, and the parties shall have no further rights, duties or obligations thereunder.

Nothing in this Memorandum of Ground Lease has any effect on the terms and conditions of the Ground Lease, but is made only for the purpose of notifying the public as to the existence of the Ground Lease and that SWC will buy the Leased Premises upon partition.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands as of the day and year first above written.

KBQ LLC

SANFORD WORLD CLINICS

By: 

Print Name: ROBERT QUINN

Its: Managing member

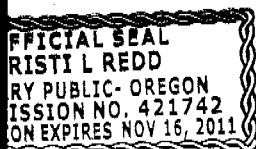
Date: 10-20-11

By: 

Print Name: JAMES D. SLAK

Its: VP

Date: 10-20-11



STATE OF OREGON )

COUNTY OF Klamath ) SS

This instrument was acknowledged before me on October 20, 2011, by Robert Quinn as member manager of KBQ LLC.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Kristen L. Redd

Notary Public, Oregon

My Appointment Expires: 11/16/2011



**TENANT ACKNOWLEDGMENT**

STATE OF OREGON )

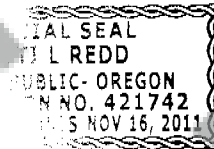
COUNTY OF Klamath )

This instrument was acknowledged before me on October 20, 2011, by  
James D. Slack as Vice President of Sanford World Clinics.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Kristi L. Redd  
Notary Public, Oregon  
My Appointment Expires: 11/16/2011



Unofficial Copy