

2012-009651

Klamath County, Oregon



00123587201200096510030032

08/31/2012 09:37:31 AM

Fee: \$47.00

Returned to Counter

After Recording Return To:
Michael P. Rudd
Brandsness, Brandsness & Rudd P.C.
411 Pine Street
Klamath Falls, OR 97601

MEMORANDUM OF LEASE

DATED: Aug. 1, 2012.

BETWEEN: Adventures West, LLC
an Oregon limited liability company ("Landlord")
9338 Hill Road
Klamath Falls, OR 97603

AND: Adkins Consulting Engineering, LLC
an Oregon limited liability company ("Tenant")
2950 Shasta Way
Klamath Falls, OR 97603

Pursuant to a Commercial Lease Agreement dated August 1, 2012, Landlord leased to Tenant Landlord's interest in that certain property in Klamath County, Oregon, commonly known as 2950 Shasta Way, Klamath Falls, OR 97603 and more particularly described in the attached Exhibit A. If not earlier terminated, the lease shall commence on August 1, 2012 and continue through July 31, 2017. The Commercial Lease Agreement allows for automatic extensions from year to year upon proper notice being given.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING

OR FOREST PRACTICES AS DESCRIBED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

Property Tax Account No. 3909-003BB-00100-000 Key No.: 526381
Code No.: 001

IN WITNESS WHEREOF, the parties have caused this memorandum to be executed as of the day and year first above written.

Landlord:

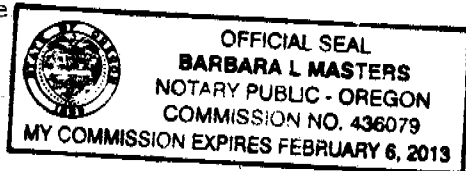
Tenant:

Douglas E. Adkins
Adventures West, LLC
By: Douglas E. Adkins
Its: Authorized Member

Jeremy Morris
Adkins Consulting
Engineering, LLC
By: Jeremy Morris, Treasurer/Member
Its: Authorized Member

STATE OF OREGON)
) ss.
County of Klamath)

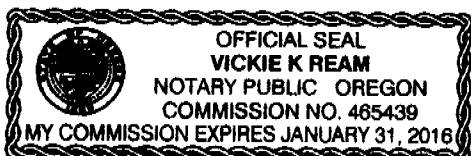
Personally appeared, Douglas E. Adkins, who being duly sworn, stated he is an authorized member of Adventures West, LLC, and that said instrument was signed on behalf of said limited liability company by authority of its members; and he acknowledged said instrument was its voluntary act and deed. Before me



[Signature]
Notary public for Oregon
My commission expires: 2.6.13

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared, Jeremy Morris, who being duly sworn, stated he/she is an authorized member of Adkins Consulting Engineering, LLC, and that said instrument was signed on behalf of said limited liability company by authority of its members; and he/she acknowledged said instrument was its voluntary act and deed. Before me:



Vickie K. Ream
Notary public for Oregon
My commission expires: 1/31/16

A certain irregular shaped tract of land located at the Southwest corner of the intersection of and fronting 201.70 feet on Shasta Way and 170.09 feet on Avalon Street, said tract situated in Tract 36 of ENTERPRISE TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, in the NW 1/4 of the NW1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin on the Southerly right of way line of Shasta Way which is South 00 degrees 00' 30" East a distance of 73.00 feet and North 89 degrees 54' East a distance of 1065.00 feet from an iron pin marking the Northwest corner of said Section 3; thence South 29 degrees 34' East a distance of 172.28 feet to a 5/8 inch iron pin; thence North 89 degrees 54' East a distance of 40.15 feet (40.10 feet by record) to a 5/8 inch iron pin on the Northwesterly right of way line of Avalon Street; thence North 30 degrees 38' 30" East along said right of way line a distance of 129.37 feet (129.55 feet by record) to a 5/8 inch iron pin marking the beginning of a curve to the left, the radius of which is 75.90 feet and long chord bears North 15 degrees 16' 15" East (North 15 degrees 16' East by record) 40.24 feet; thence along the arc of said curve 40.72 feet to a 5/8 inch iron pin marking the end of said curve, said pin being located on the Southerly right of way line of Shasta Way; thence South 89 degrees 54' West along said Southerly right of way line of Shasta Way a distance of 201.70 feet to the point of beginning.

As described in that certain deed by and between R. E. Wright and Alice V. Wright, husband and wife, Edith LaFontaine, a single woman; and Bennet R. Ludden, a single man, Grantors and Humble Oil & Refining Company, Grantee, dated July 29, 1965 in Book M-65 at page 460, Microfilm Records of Klamath County, Oregon.

WIT " A