

2013-000933

Klamath County, Oregon



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01/25/2013 09:21:29 AM

Fee: \$57.00

RECORDING COVER SHEET

ORS 205.234

This cover sheet has been prepared by the person presenting the attached instrument for recording. Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.

1. AFTER RECORDING RETURN TO -

Meadow Outdoor Advertising
Attn: Chris Zukin
PO Box 331
The Dalles, OR 97058

2. TITLE(S) OF THE TRANSACTION(S) - Required by ORS 205.234(1)(a)

MEMORANDUM OF AMENDED AND RESTATED LEASE

3. DIRECT PARTY / GRANTOR and Address - Required by ORS 234(1)(b)

Steering Wheel Ministries, Pastor Merwin Rhoades, PO Box 135, Chemult, OR 97731

4. INDIRECT PARTY / GRANTEE Names and Addresses - Required by ORS 205.234(1)(b)

J R ZUKIN CORPORATION, A CALIFORNIA CORPORATION DOING BUSINESS AS MEADOW
OUTDOOR ADVERTISING, ATTN: J. CHRIS ZUKIN, P. O. BOX 331, THE DALLES, OR 97058

**5. UNTIL A CHANGE IS REQUESTED,
ALL TAX STATEMENTS SHALL BE
SENT TO THE FOLLOWING
ADDRESS:**

NO CHANGE

6. TRUE AND ACTUAL CONSIDERATION -

Required by ORS 93.030

NOT APPLICABLE

**7. TAX ACCOUNT NUMBER OF THE PROPERTY, IF THE INSTRUMENT CREATES A LIEN
OR OTHER INTEREST THAT COULD BE SUBJECT TO TAX FORECLOSURE - Required
by ORS 312.125(4)(b)(B): **R897245****

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

MEMORANDUM OF AMENDED AND RESTATED LEASE

This Memorandum of Amended and Restated Lease is recorded by the parties with reference to that certain lease dated JULY 17, 2005, as amended SEPT. 26, 2012 (the "Lease") regarding certain real property located in the City of CHEMULT, County of KLAMATH, State of OREGON, which is more particularly described in Exhibit A attached (the "Property"). This memorandum acknowledges STEERING WHEEL MINISTRIES / PASTOR MERWYN RHOADES as Lessor and J R Zukin Corporation, a California corporation, dba Meadow Outdoor Advertising, as Lessee, and includes a provision granting Lessee a right of first refusal to purchase the Property. This memorandum is executed to evidence and confirm the Lease, to which reference is made for its terms and conditions.

DATED this 8th day of January, 2013.

Lessor:

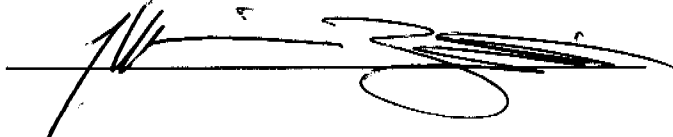
STEERING WHEEL MINISTRIES

By: 

Print Name: Merwyn Rhoades

Lessee:

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

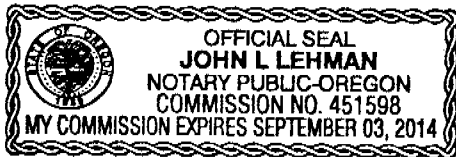


(see attached Exhibit "B" for original Lease document)

(Notary Acknowledgements contained on following page.)

STATE OF OREGON)
) ss.
COUNTY OF KLAMATH)

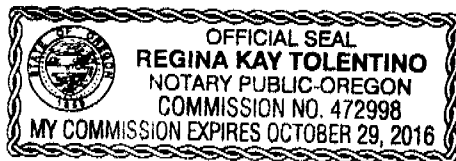
This instrument was acknowledged before me on JANUARY 8, 2013 by
MERVIN RHOADES.



John L. Lehman
Notary Public for Oregon
My commission expires: SEPT. 03, 2014

STATE OF OREGON)
) ss.
COUNTY OF WASCO)

This instrument was acknowledged before me on January 10, 2013 by
J. CHRIS ZUKIN as PRESIDENT of J R Zukin
Corporation, a California corporation, dba Meadow Outdoor Advertising.



Regina Kay Tolentino
Notary Public for Oregon
My commission expires: 10-29-16

EXHIBIT "A"

LEGAL DESCRIPTION

The North 30 feet of Lot 3 and Lots 4, 5 and 6 in Block 2, ORIGINAL TOWN OF CHEMULT, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

TOGETHER WITH the vacated alley adjacent thereto by Order of Vacation recorded March 7, 1957 in Volume 290, page 222, Deed Records of Klamath County, Oregon.

The Northerly 50 feet of Lot 7, Lot 8 EXCEPTING THEREFROM the Westerly 10 feet of the Southerly 90 feet, Lot 9, EXCEPT the Northerly 50 feet, and ALL of Lot 10, all in Block 2, ORIGINAL TOWN OF CHEMULT.

TOGETHER WITH the vacated alleys adjacent thereto by Order of Vacation recorded March 7, 1957 in Volume 290, page 222, Deed Records of Klamath County, Oregon.

AGREEMENT OF LEASE

Lease # TC-2034

This agreement is made this 17 day of July, 2005 by and between CHEMULT CHRISTIAN CENTER hereinafter called "LESSOR" and Meadow Outdoor Advertising hereinafter called "LESSEE".

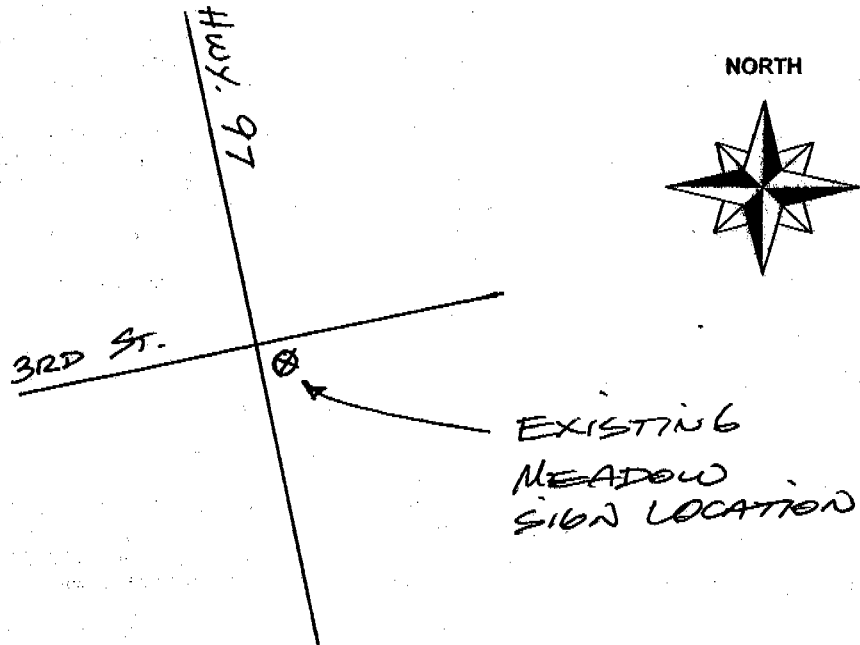
In consideration of _____ dollars per year, payable in advance annually beginning on AUGUST 1, 2005 Lessor hereby leases to Lessee a portion of Lessor's real property and thereupon grants exclusive permission to Lessee to erect and maintain an outdoor advertising sign structure on the leased property located at and described as:

TOWNSHIP 27 S., RANGE 08E., SECTION 21CB, TAXLOT #1600;
HIGHWAY 97 EASTLINE @ 3RD STREET

Situated in the City of CHEMULT County of KLAMATH State of OREGON

Lessor further grants to Lessee the unrestricted right to travel across Lessor's property for free access to sign structure and use of the real property described herein as Lessee requires to construct, maintain, post, paint, illuminate, repair and otherwise deal with Lessee sign structure including the placement and maintenance of support structures, service ladders, illumination facilities, devices, power poles, power lines and connections.

Diagram (Location of Sign) - EXISTING



The term of this lease is _____ years commencing on the date of this agreement. All advertising signboards and structures placed on the leased property under this lease shall remain the property of the Lessee. The Lessor represents that he is the owner of the above-described real property and has the authority to grant the leasehold estate and to execute this lease for the term thereof. The word Lessor as used herein shall include all joint owners of the real property. This lease is binding upon and inures to the benefit of the heirs, executors, successors, and assigns of the Lessee and the Lessor.

The provisions on the reverse side of this agreement are incorporated into and made a part of this agreement by reference.

ACCEPTED BY MEADOW OUTDOOR

By [Signature]

Date 7-18-2005

ACCEPTED BY LESSOR: CHEMULT CHRISTIAN CT.

By [Signature]

Print Name David Rice

Address: P.O. BOX ~~151~~ 151

City, State, Zip: CHEMULT
KLAMATH FALLS, OR 97603

Tax ID/SS# 93-6090900 9773