

2014-001424

Klamath County, Oregon



02/19/2014 10:57:56 AM

Fee: \$57.00

WHEN RECORDED MAIL TO:

CBS Outdoor LLC

135 Silver Ln, Ste 230  
Eugene, OR 97404

ATTN: REAL ESTATE DEPARTMENT

MEMORANDUM OF LEASE


The undersigned, **RICHARD A. GIGLER** (hereinafter, "Lessor"), and **CBS Outdoor LLC** (hereinafter, "Lessee"), do hereby acknowledge having executed a certain lease, dated **11/25/2013** for the erection, maintenance, operation and removal of one sign structure(s) on a portion of the real property owned by Lessor and legally described as follows: See Exhibit A, attached

commonly known as 4230 SE 6<sup>th</sup> St., Klamath Falls, OR 97603 (Klamath County tax lot No. R-3809-002CB-07600) for a term of Twenty (20) Years commencing on July 1, 2014 and terminating on June 30, 2024. Rent for the first Five (5) Years has been prepaid. Annual rent payments for the remainder of the term shall commence on July 1, 2019.

FOR LESSOR:

**RICHARD A. GIGLER**

FOR LESSEE: **CBS Outdoor LLC**

  
**CHRIS STEINBACHER**  
V.P. REAL ESTATE  
WEST COAST

DATED: Dec 19 2013

DATED: D 2/6/14

STATE OF California )  
COUNTY OF Alameda )ss

I, the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that \_\_\_\_\_, personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person and acknowledge that \_\_\_\_\_ signed, sealed and delivered the said instrument as HIS free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Notary Public

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )ss

I, the undersigned, a notary public in and for the above said County and State do hereby certify that \_\_\_\_\_, personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person and acknowledge that \_\_\_\_\_ signed, sealed and delivered the said instrument as a free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this \_\_\_\_\_ of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Notary Public

State of California )  
County of Los Angeles )

## CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

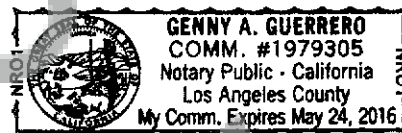
On Feb. 6, 2014 before me, Genny A Guerrero, Notary Public,  
(here insert name and title of the officer)

personally appeared Christopher Paul Steinbacher

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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.



Signature [Signature]

(Seal)

### OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

### Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document  
titled/for the purpose of Memorandum of Lease

containing 2 pages, and dated 11-25-13

The signer(s) capacity or authority is/are as:

☒ Individual(s)

☐ Attorney-in-Fact

☐ Corporate Officer(s)

Christopher Paul Steinbacher  
Title(s)

V.P. Real Estate West Coast

☐ Guardian/Conservator

☐ Partner - Limited/General

☐ Trustee(s)

☐ Other: \_\_\_\_\_

representing: \_\_\_\_\_

Name(s) of Person(s) or Entity(ies) Signer is Representing

### Additional Information

#### Method of Signer Identification

Proved to me on the basis of satisfactory evidence:

☐ form(s) of identification ☐ credible witness(es)

Notarial event is detailed in notary journal on:

Page # \_\_\_\_\_ Entry # \_\_\_\_\_

Notary contact: \_\_\_\_\_

#### Other

☐ Additional Signer(s)

☐ Signer(s) Thumbprint(s)

☐ \_\_\_\_\_

# CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Alameda

On Dec 19 2013 before me, James D. Lamb, Notary  
(Here insert name and title of the officer)

personally appeared Richard Andrew Giger

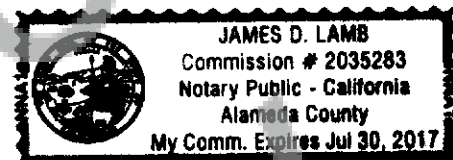
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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.

Signature of Notary Public

(Notary Seal)



## ADDITIONAL OPTIONAL INFORMATION

### DESCRIPTION OF THE ATTACHED DOCUMENT

Memorandum of Lease  
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 2 Document Date 12-19-2013

(Additional information)

### CAPACITY CLAIMED BY THE SIGNER

- ☒ Individual (s)  
☐ Corporate Officer

(Title)

- ☐ Partner(s)  
☐ Attorney-in-Fact  
☐ Trustee(s)  
☐ Other \_\_\_\_\_

### INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the Notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they, is /are ) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

## EXHIBIT A

To Memorandum of Lease dated November 25, 2013 by and between RICHARD A. GIGLER  
and CBS OUTDOOR, LLC

### EXHIBIT A

- 1.) Lots 1, 2, 3 & 4, Block 4 of ST. FRANCIS PARK subdivision, in the County of Klamath, State of Oregon.
- 2.) Lots 21 & 22, Block 4 of ST. FRANCIS PARK subdivision, along with that portion of vacated Peck Boulevard lying adjacent to Lots 21 & 22 of said subdivision, in the County of Klamath, State of Oregon.
- 3.) Lots 23 and 24, Block 4 of ST. FRANCIS PARK, a platted subdivision of Klamath County, Oregon, also that portion of vacated Peck Boulevard acquired by the California Oregon Power Company through its ownership of lots 23 and 24, Block 4 of said ST. FRANCIS PARK, situated in the SW ¼ of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, by reason of the order of vacation recorded in Volume 217, at page 191 of Deed Records of Klamath County, Oregon, excepting that portion thereof lying West of the West substation fence existing as of April 21, 1958, which excepted portion was conveyed to Andrew R. Gigler by deed dated April 21, 1955.
- 4.) The Westerly 20 feet off of Lots 11 to 22, both inclusive of Block 3 of ST. FRANCIS PARK, Klamath County, Oregon, together with the vacated portion of Peck Boulevard adjoining said 20 foot strip. ALSO Beginning at the Northeast corner of Lot 11 of Block 3 of ST. FRANCIS PARK, Klamath County, Oregon, thence Westerly along the Northerly boundary of said Lot 11, 110 feet, more or less, to a point which lies 20 feet East of the Northwest corner of said Lot 11, thence in a Southeasterly direction parallel to and 20 feet distant from the Westerly boundary of said Block 3 to a point which lies on the Southerly boundary of Lot 22 of said Block 3, thence in an Easterly direction along the Southerly boundary of said Lot 22 to the Southeast corner of said Lot 22, thence in a northwesterly direction along the Easterly boundary line of Lots 11 to 22, both inclusive, to the point of beginning, being the Easterly 110 feet of Lots 11 to 22, both inclusive, of Block 3 of ST. FRANCIS PARK, Klamath County, Oregon, according to the duly recorded plat thereof now on file in the office of the County Clerk of said County and State.
- 5.) Lots 23, 24 and 25, Block 3, ST. FRANCIS PARK, in the County of Klamath, State of Oregon. LESS AND EXCEPT the Easterly 10 feet of Lot 25 Block 3, ST. FRANCIS PARK.

Klamath County Tax Lots: R-3809-002CB-07600, 07100, 07200 and a portion of 07000.