

After recording return to:

Caledonia Properties, LLC
2795 Anderson Ave., #102
Klamath Falls, OR 97603



2014-003654
Klamath County, Oregon
04/18/2014 11:57:31 AM
Fee: \$82.00

ASSIGNMENT OF LEASE

In regard to that Land Lease Agreement entered into as of June 12, 2006, between Carrie Nevin as Trustee under Declaration of Trust Dated July 27, 1982, as GRANTOR, and Verizon Wireless (VAW) LLC d/b/a Verizon Wireless as GRANTEE, said lease shall be assigned by Penny Lea Lassett and Patricia Ann Venable, as successor trustees under declaration of trust dated July 27, 1982, to Caledonia Properties, LLC, an Oregon Limited Liability Company, 1691 Cross Road, Klamath Falls, Oregon 97603, as of April 2014.

✓ signed in counterpart

Patricia Ann Venable, Successor Trustee

Penny Lea Lassett

Penny Lea Lassett, successor trustee

April 14, 2014

Attachment: Memorandum Of Land Lease Agreement recorded in Book M06,
Page 13905, Klamath County, Oregon.

82.00

This Notary acknowledgement attached to an assignment of Lease

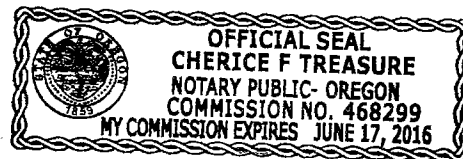
State of Oregon
County of Klamath

This instrument was acknowledged before me on April 14, 2014 by Penny Lea Lassett.

Cherice F. Treasure

(Notary Public for Oregon)

My commission expires 6/17/2016



After recording return to

Caledonia Properties, LLC
2795 Anderson Ave., #102
Klamath Falls, OR 97603

READ AND APPROVED AS TO
FORM AND CONTENT

PAV
PAV

ASSIGNMENT OF LEASE

In regard to that Land Lease Agreement entered into as of June 12, 2006, between Carrie Nevin as Trustee under Declaration of Trust Dated July 27, 1982, as GRANTOR, and Verizon Wireless (VAW) LLC d/b/a Verizon Wireless as GRANTEE, said lease shall be assigned by Penny Lea Lassett and Patricia Ann Venable, as successor trustees under declaration of trust dated July 27, 1982, to Caledonia Properties, LLC, an Oregon Limited Liability Company, 1691 Cross Road, Klamath Falls, Oregon 97603, as of April 2014.

Patricia Ann Venable
Patricia Ann Venable, Successor Trustee

Penny Lea Lassett

Penny Lea Lassett, successor trustee

April 14, 2014

Attachment: Memorandum Of Land Lease Agreement recorded in Book M06,
Page 13905, Klamath County, Oregon.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Tehama

On 4-15-14

Date

before me,

Teresa E Smith

Here Insert Name and Title of the Officer

personally appeared

Patricia Ann Venable, Trustee

Name(s) of Signer(s)



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:

Teresa E Smith

Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Assignment of Lease

Document Date: 4-14-14

Number of Pages: 1

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Patricia Ann Venable

Signer's Name: _____

- ☐ Corporate Officer — Title(s): _____
- ☐ Individual
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☒ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

RIGHT THUMBPRINT
OF SIGNER

Top of thumb here



Signer Is Representing: _____

- ☐ Corporate Officer — Title(s): _____
- ☐ Individual
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

RIGHT THUMBPRINT
OF SIGNER

Top of thumb here

Signer Is Representing: _____

M06-13905

Klamath County, Oregon

07/11/2006 08:57:06 AM

Pages 5 Fee: \$41.00

**FILED FOR RECORD AT REQUEST OF
AND WHEN RECORDED RETURN TO:**

Verizon Wireless

Attn: Network Real Estate - M/S 221

3350 161st Avenue SE

Bellevue, WA 98008

Space above this line is for Recorder's use.

ORIGINAL

Memorandum of Land Lease Agreement

Grantor: Carrie Nevin as Trustee under Declaration of Trust Dated
July 27, 1982

Grantee: Verizon Wireless (VAW) LLC d/b/a Verizon Wireless

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

Assessor's Tax Parcel ID#: 3800, 2700, 2701, 300

Reference # (if applicable): N/A

41✓

MEMORANDUM OF LAND LEASE AGREEMENT

THIS MEMORANDUM OF LAND LEASE AGREEMENT evidences that a Land Lease Agreement ("Agreement") was entered into as of June 12, 2006, by and between Carrie Nevin as Trustee under Declaration of Trust Dated July 27, 1982 ("Lessor"), and Verizon Wireless (VAW) LLC 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 for four (4) terms of five (5) years each.

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

LESSOR: Carrie Nevin as Trustee under Declaration of Trust
Dated July 27, 1982

By: Carrie Nevin
Name: Carrie Nevin
Title: Trustee
Date: 4-21-06

By: Penny Lea Dasset
Name: Penny Lea Dasset
Title: Trustee
Date: April 21, 2006

LESSEE: Verizon Wireless (VAW) LLC d/b/a Verizon Wireless

By: Keith A. Surratt
Keith A. Surratt
West Area Vice President - Network
Date: 6/12/06

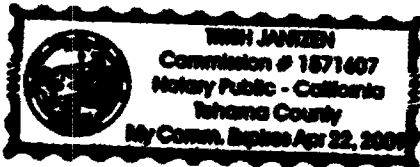
Exhibit "A" - Legal Description

LESSOR ACKNOWLEDGEMENT

STATE OF California }
COUNTY OF Tehama } ss.

On this 21st day of April, 2006 before me, a Notary Public in and for the State of California, personally appeared Carrie Nevin, 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 She was authorized to execute the instrument, and acknowledged it as the Trustee of Carrie Nevin as Trustee under Declaration of Trust Dated July 27, 1982, 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.

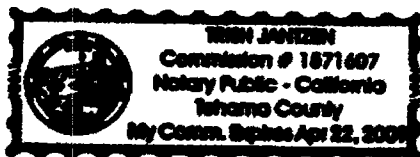


Trish Jantzen
NOTARY PUBLIC in and for the State of CA
residing at Red Bluffs
My appointment expires 4-22-09
Print Name TRISH JANTZEN

STATE OF California }
COUNTY OF Tehama } ss.

On this 21st day of April, 2006 before me, a Notary Public in and for the State of California, personally appeared Penny Lea Lassett, 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 She was authorized to execute the instrument, and acknowledged it as the Trustee of Carrie Nevin as Trustee under Declaration of Trust Dated July 27, 1982, 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.



Trish Jantzen
NOTARY PUBLIC in and for the State of CA
residing at Red Bluffs
My appointment expires 4-22-09
Print Name TRISH JANTZEN

LESSEE ACKNOWLEDGMENT

STATE OF ARIZONA)
) SS.
COUNTY OF MARICOPA)

On this 12th day of June, 2006, before me, the undersigned, a Notary Public in and for the State of Arizona, duly commissioned and sworn, personally appeared Keith A. Surratt to me known to be an authorized representative of Verizon Wireless (VAW) LLC d/b/a Verizon Wireless, the limited liability company that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of Verizon Wireless (VAW) LLC d/b/a Verizon Wireless, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Janet Loeb
Print or Type Name: JANET LOEBS
Notary Public in and for the State of AZ,
residing at MARICOPA COUNTY
My appointment expires: DEC. 24, 2006

Exhibit "A"

LEGAL DESCRIPTION

Parcel 1 of Land Partition 65-94, said land partition being situated in Sections 33 and 34, Township 37 South, Range 10 East, Willamette Meridian and in Sections 3, 4, 10, 11, 12, 13, 14, 23 and 24, Township 38 South, Range 10 East, Willamette Meridian and in Sections 18 and 19, Township 38 South, Range 11 1/2 East, Willamette Meridian, Klamath County, Oregon, as filed in the office of the County Clerk of Klamath County, Oregon.

Tax Account No:	3810-00000-02700-000	Key No:	813472
Tax Account No:	3810-00000-02700-000	Key No:	454396
Tax Account No:	3811-V0000-03800-000	Key No:	483667

Together with the non-exclusive right for ingress and egress over, across and along the existing roadway which runs from Mitchell Road northwesterly to the real property owned by Lessor, as set forth in that certain Easement recorded August 25, 1987, at Volume M87, page 15295, Records of Klamath County, Oregon."