

After recording return to:

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



2014-003655  
Klamath County, Oregon  
04/18/2014 11:57:31 AM  
Fee: \$82.00

## ASSIGNMENT OF LEASE

In Regard to that lease entered into by written Ground Lease executed February 28, 1997, between Nevin Family Trust, Carrie Nevin, Trustee, hereby amended to Carrie Nevin , as Trustee under Declaration of Trust dated July 27, 1982, as LESSOR, and Oregon RSA #6, hereby amended to Crook County RSA Limited Partnership, an Oregon limited partnership as LESSEE, said lease shall to 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

A handwritten signature of Penny Lea Lassett in cursive script, written over a horizontal line.

Penny Lea Lassett, successor trustee

April 14, 2014

Attachment: Memorandum of Ground Lease recorded in Book M98, Page 36584,  
Klamath County, Oregon.

A handwritten signature in cursive script, possibly reading "B2000AT", located at the bottom left of the page.

This Notary acknowledgement attached to an assignment of Lease

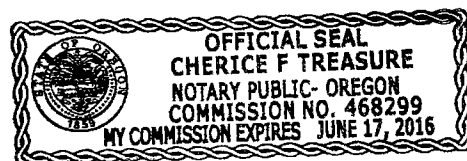
State of Oregon  
County of Klamath

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:

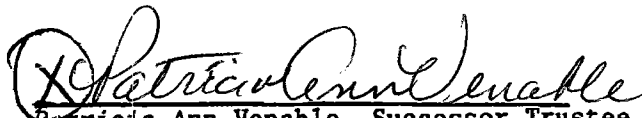
Caledonia Properties, LLC  
2795 Anderson Ave. #102  
Klamath Falls, OR 97603

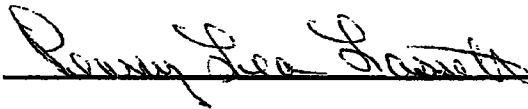
READ AND APPROVED AS TO  
FORM AND CONTENT

### ASSIGNMENT OF LEASE

SA PV  
PAV

In Regard to that lease entered into by written Ground Lease executed February 28, 1997, between Nevin Family Trust, Carrie Nevin, Trustee, hereby amended to Carrie Nevin, as Trustee under Declaration of Trust dated July 27, 1982, as LESSOR, and Oregon RSA #6, hereby amended to Crook County RSA Limited Partnership, an Oregon limited partnership as LESSEE, said lease shall to 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, Successor Trustee



Penny Lea Lassett, successor trustee

April 14, 2014

Attachment: Memorandum of Ground Lease recorded in Book M98, Page 36584,  
Klamath County, Oregon.

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Tehama

On 4-15-14

Date

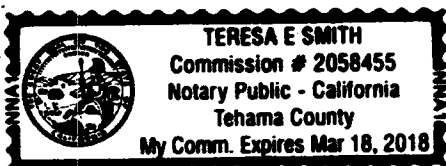
before me, Teresa E Smith

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): \_\_\_\_\_

☐ Corporate Officer — Title(s): \_\_\_\_\_

☐ Individual

☐ Individual

☐ Partner — ☐ Limited ☐ General

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Attorney in Fact

☒ Trustee

☐ Trustee

☐ Guardian or Conservator

☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER

Top of thumb here



RIGHT THUMBPRINT  
OF SIGNER

Top of thumb here

MEMORANDUM OF GROUND LEASE  
K-50589

THIS MEMORANDUM evidences that a lease was made and is hereby entered into by written Ground Lease executed February 28, 1997, between Nevin Family Trust, Carrie Nevin Trustee, hereby amended to Carrie Nevin, as Trustee under Declaration of Trust dated July 27, 1982, P. O. Box 737, Corning, California 96021, as "Lessor", and Oregon RSA #6, hereby amended to Crook County RSA Limited Partnership, an Oregon limited partnership, c/o United States Cellular Corporation, Real Estate Department, 8410 West Bryn Mawr, Suite 700, Chicago, Illinois 60631, as "Lessee", the terms and conditions of which are incorporated herein by reference.

Such Ground Lease provides, in part, that Lessor, for valuable consideration, leases to Lessee that certain property owned by Lessor located in Section Nineteen (19), Township Thirty-eight (38) South, Range Eleven and one-half (11 1/2), Klamath County, State of Oregon (the "Leasehold"), along with an access easement (the "Access Easement"). The Ground Lease is hereby amended to more fully describe the Leasehold and Access Easement pursuant to survey as follows, to-wit:

**LEASEHOLD:** That portion of Lot Three (3) (the Northwest Quarter of the Southwest Quarter (NW/4 SW/4)) of Section Nineteen (19), Township Thirty-eight (38) South, Range Eleven and one half (11 1/2) East W.M., Klamath County, Oregon, described as follows: Commencing at the Northeast corner of said Section as monumented with a 5/8" rebar and stone; thence South 48°08'01" West based on true North as derived using dual-frequency real-time GPS for 4820.98 feet to a set 5/8" rebar and the true point of beginning; thence South 82°46'49" West 60.38 feet; thence South 6°41'17" East 60.17 feet; thence North 83°10'32" East 61.45 feet; thence North 7°42'16" West 60.60 feet to the said true point of beginning on Exhibit A attached hereto and incorporated herein; and

**ACCESS:** An Easement for Access, 30 feet in width, having its westerly boundary commencing at the Southwest corner of the above-described Leasehold, the centerline of such access easement commencing on the southerly boundary of the above-described Leasehold and being described on Exhibit A attached hereto and made a part hereof, and running through Section Nineteen (19), Township Thirty-eight (38) South, Range Eleven and one half (11 1/2) East, W.M.; Sections Thirteen (13) and Twenty-four (24), Township Ten (10) South, Range Ten (10) East, W.M.; and ending in Section Thirty (30), Township Thirty-eight (38) South, Range Eleven and one-half (11 1/2) East, W.M., on a county road known as Mitchell Road, all being in Klamath County, State of Oregon, and as depicted on Certificate of Survey Number 6109 as filed in the office of the Klamath County Surveyor on the 5<sup>th</sup> day of September, 1997.

The stated term of the Ground Lease is Five (5) years to commence on July 1, 1997. The term of the Ground Lease is subject to Five (5) additional terms of Five (5) years each.

26585

IN WITNESS WHEREOF, the parties have executed this Memorandum as of the date first above written.

LESSOR

Carrie Nevin, Trustee  
Carrie Nevin, Trustee Under  
Declaration of Trust Dated July 27, 1982

LESSEE

CROOK COUNTY RSA LIMITED  
PARTNERSHIP, an Oregon limited partnership

By: David A. Nickols  
David A. Nickols  
Director of Network Operations

36586

OREGON )  
STATE OF CALIFORNIA )  
COUNTY OF Klamath ) SS

This instrument was acknowledged before me on the 9th day of Sept, 1998, by  
Carrie Nevin, as under Declaration of Trust dated July 27, 1982.

Julie K. Brecco  
Notary Public

My Commission Expires:  
JUNE 4, 2002  
[SEAL]



STATE OF WASHINGTON )  
COUNTY OF Clark ) SS

This instrument was acknowledged before me on the 28 day of Sept, 1998, by  
David A. Nickols as Director of Network Operations for Crook County RSA Limited Partnership,  
an Oregon limited partnership.

Pamela Tollardo  
Notary Public

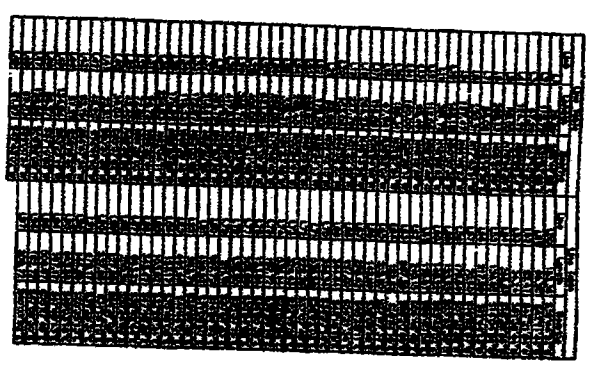
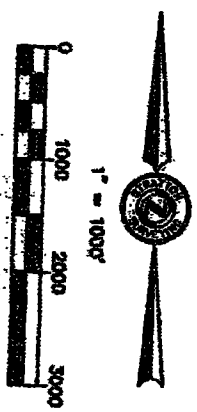
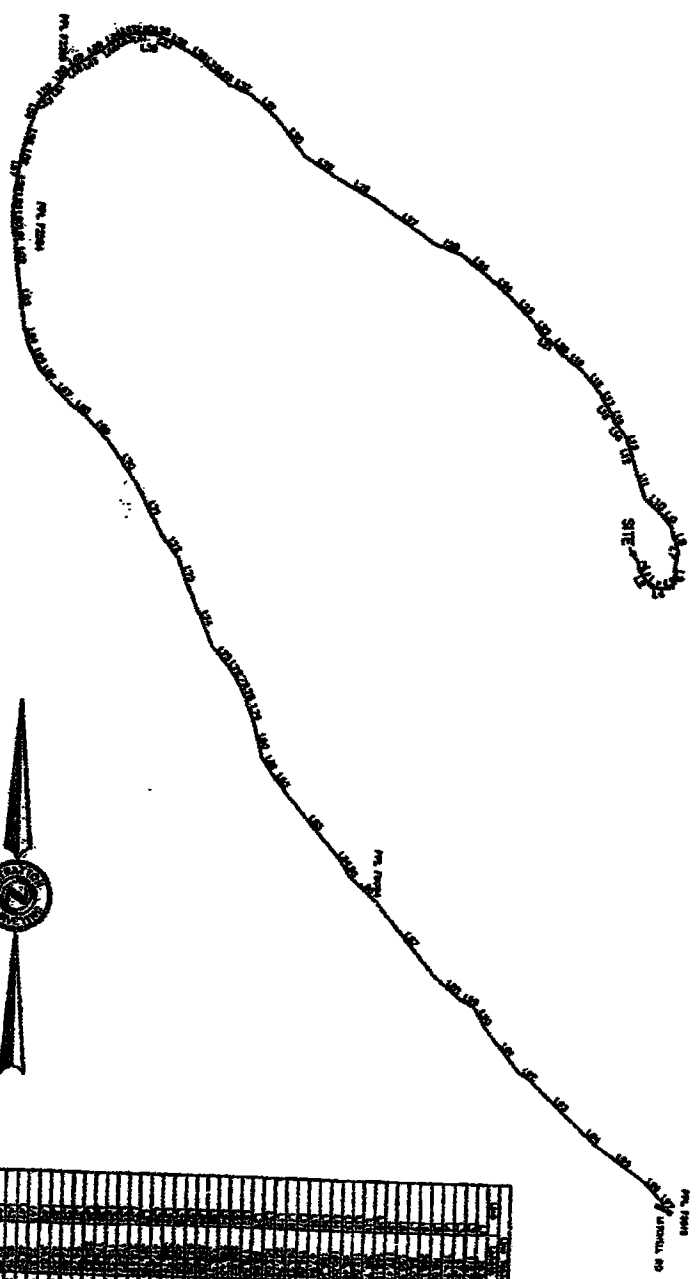
My Commission Expires:  
7-20-02  
[SEAL]



36587

N.W. 1/4 SEC. 19, T.38 S., R.11 1/2 E., W.M.  
KLAMATH COUNTY, OREGON

Access Easement



SURVEY FOR  
UNITED STATES CELLULAR  
HOPPER HILL



STRATTON SURVEYING  
& MAPPING  
7528 W. TROVATIERS PL. UNIT 12  
KENNESAW, WA 98538  
(509) 735-1944  
FAX (509) 735-8560  
RHS@SJS-CORP.COM

2359NS-3.0NO	
DATE: 7/14/97	
DRAWN BY: DBE	
JOB # 2359	

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
ROBERT H. STRATTON  
No. 2359



## Enlargement of Line Table from Page 1 of Exhibit A

Line Table			Line Table		
Line	Length	Bearing	Line	Length	Bearing
L1	20.89	S06°49'28"E	L50	182.36	S35°44'22"W
L2	112.79	S31°52'06"E	L51	98.20	S42°11'44"W
L3	67.29	S47°10'20"E	L52	82.47	S47°21'04"W
L4	124.29	N89°56'29"E	L53	34.24	S61°38'44"W
L5	80.55	N78°45'35"E	L54	268.51	S18°39'56"W
L6	269.13	N06°21'50"E	L55	139.95	S14°04'66"W
L7	54.08	N15°19'29"E	L56	217.80	S11°44'13"W
L8	230.34	N17°43'51"W	L57	70.90	S10°02'57"W
L9	167.47	N41°48'23"W	L58	179.64	S07°10'35"W
L10	168.18	N50°20'38"W	L59	153.95	S03°42'35"W
L11	361.71	N18°50'52"W	L60	140.22	S03°48'02"E
L12	112.56	N19°50'49"W	L61	128.57	S09°46'50"E
L13	95.40	N18°15'59"W	L62	240.15	S06°46'49"E
L14	180.00	N38°28'11"W	L63	507.50	S05°20'08"E
L15	105.31	N21°27'54"W	L64	182.61	S16°51'18"E
L16	67.94	N35°23'04"W	L65	215.80	S27°07'37"E
L17	115.06	N28°54'59"W	L66	142.89	S38°09'10"E
L18	284.23	N40°13'56"W	L67	298.52	S45°25'11"E
L19	227.79	N51°22'28"W	L68	157.00	S54°21'34"E
L20	163.06	N43°52'22"W	L69	344.64	S42°18'15"E
L21	58.06	N59°42'15"W	L70	390.34	S34°37'14"E
L22	175.51	N38°34'13"W	L71	536.50	S28°52'03"E
L23	288.82	N45°25'02"W	L72	229.35	S37°07'45"E
L24	248.45	N50°54'47"W	L73	324.43	S22°15'58"E
L25	335.51	N51°23'45"W	L74	534.14	S23°59'54"E
L26	258.50	N70°48'45"W	L75	187.72	S36°58'19"E
L27	623.06	N56°06'38"W	L76	123.80	S36°55'39"E
L28	409.05	N62°11'40"W	L77	108.08	S30°04'08"E
L29	360.74	N58°23'45"W	L78	135.50	S25°37'15"E
L30	417.53	N38°29'34"W	L79	211.11	S20°59'33"E
L31	321.78	N47°43'50"W	L80	287.75	S14°59'02"E
L32	218.68	N68°50'28"W	L81	139.52	S31°00'22"E
L33	172.87	N52°35'06"W	L82	253.71	S35°59'28"E
L34	115.32	N48°26'46"W	L83	691.58	S41°46'01"E
L35	175.92	N56°53'58"W	L84	123.17	S35°45'05"E
L36	256.63	N62°34'11"W	L85	103.02	S32°29'24"E
L37	54.75	N85°35'51"W	L86	343.47	S47°45'36"E
L38	72.68	N81°39'06"W	L87	863.21	S36°42'44"E
L39	43.40	N89°20'26"W	L88	280.51	S50°34'03"E
L40	39.04	S85°37'02"W	L89	127.88	S64°26'08"E
L41	75.61	S80°37'30"W	L90	237.68	S31°15'15"E
L42	45.29	S74°41'10"W	L91	479.17	S39°36'31"E
L43	62.19	S64°47'34"W	L92	146.69	S55°35'13"E
L44	67.21	S56°16'51"W	L93	813.88	S46°03'16"E
L45	134.84	S53°29'19"W	L94	197.17	S47°40'13"E
L46	88.27	S57°10'03"W	L95	508.87	S55°27'46"E
L47	120.88	S56°59'08"W	L96	162.72	S47°08'39"E
L48	69.83	S59°00'57"W	L97	209.72	S40°03'32"E
L49	61.97	S47°43'02"W			

Page 2 of 2

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of First American Title the 5th day  
 of October A.D. 1998 at 2:36 o'clock P. M., and duly recorded in Vol. N98  
 of Deeds on Page 36584

FEE \$50.00

By Bernetha G. Letsch, County Clerk  
Kathleen Ross