



2014-008557

Klamath County, Oregon

08/15/2014 01:22:12 PM

Fee: \$52.00

RECORDATION REQUESTED BY:

First Republic Bank
111 Pine Street
Attn: Loan Review Department
San Francisco, CA 94111

WHEN RECORDED MAIL TO:

First Republic Bank
111 Pine Street
Attn: Loan Review Department
San Francisco, CA 94111

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

MEMORANDUM OF LEASE

Landlord: Washburn Way Industrial Park LLC **Tenant:** Fastenal Corporation
3611 SE 20th Ave Suite 300 2001 Theurer Blvd
Portland, OR 97202 Winona, MN 55987

Landlord is the owner of the real property described on Exhibit A, which is attached hereto and incorporated by this reference (the "Premises"). Pursuant to a Lease dated February 1, 2009 (including all amendments thereto, the "Lease"), Landlord leased a portion of the Premises to Tenant. Subject to the terms and conditions provided in the Lease, the Lease has an original term through January 31, 2015.

This Memorandum is entered into by and between Landlord and Tenant and shall be recorded in the official records of Multnomah County, Oregon for the purpose of giving notice of the Lease. In the event that there is any conflict between the provisions of this Memorandum and the Lease, the provisions of the Lease shall control.

This Memorandum is executed as of April 2, 2014.

Landlord:

Tenant:

Washburn Way Industrial Park LLC

Fastenal Corporation

By: [Signature]

By: [Signature]

58.00

ACKNOWLEDGMENT

STATE OF MN

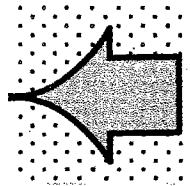
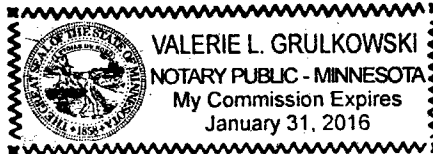
COUNTY OF Winona

)
) SS.
)

On April 2, 2014 before me, Lisa Johns of Fastenal Company, personally known to me (or 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.

WITNESS my hand and official seal.

Valerie L. Grulkowski



ACKNOWLEDGMENT

STATE OF Oregon

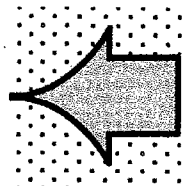
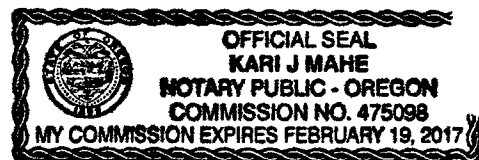
✓ COUNTY OF Multnomah

)
) SS.
)

On 8-11-2014 before me, Kelly Brunn of Kelly Brunn *, personally known to me (or 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. * manager for Washburn Way Industrial Park LLC

WITNESS my hand and official seal.

Kari J Mahe



ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

)
) SS.
)

On _____ before me, _____ of _____, personally known to me (or 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.

WITNESS my hand and official seal.

"EXHIBIT A"

PARCEL 1

The N1/2 of the following described parcel of land:

All that portion of the E1/2 of the NE1/4 of the SE1/4 of Section 9, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, which lies Southerly of the line drawn parallel to and distant 330 feet Northerly of the Southerly boundary of the said East half of the NE1/4 of the SE1/4, situated in the County of Klamath, State of Oregon.

EXCEPTING THEREFROM that portion conveyed to Klamath County by Warranty Deed recorded February 2, 1988 in Volume M88, page 1442, Microfilm Records of Klamath County, Oregon.

PARCEL 2

The S1/2 of that part of the E1/2 of the NE1/4 of the SE1/4 of Section 9, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, lying South of a line drawn parallel to a 330 feet Northerly of the Southerly line of said E1/2 of the NE1/4 of the SE1/4 of Section 9, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM the East 20 feet deeded to Klamath County for road in Volume 336, page 306, Deed Records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM that portion conveyed to Klamath County by instrument recorded February 2, 1988 in Volume M88, page 1442 and 1451, Microfilm Records of Klamath County, Oregon.