

2015-001330

Klamath County, Oregon



00165121201500013300020025

02/13/2015 03:30:20 PM

Fee: \$47.00

FORM No. 12 - LEASE - SHORT FORM (for other than a "dwelling unit").

© 1988-2012 STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR www.stevensness.com

BL

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



LEASE

THIS LEASE, made and entered into on FEBRUARY 12, 2015, by and between G-BAR-W LAND & CATTLE CO. INC. BY WALLACE W. WATKINS PRES., hereinafter called lessor, and BRENDAC WATKINS AND MICHAEL H. WATKINS, hereinafter called lessee:

WITNESSETH: That in consideration of the covenants and agreements herein contained, lessor hereby leases to lessee those premises described as 15.32 ACRES MORE OR LESS AS PER

TRU-LINE SURVEY AND MAP ATTACHED
AND MADE A PART OF THIS LEASE

in the City of KLAMATH, State of OREGON

TO HAVE AND TO HOLD the premises for a period commencing 2-17-2015, and continuing through 2-12-2020. Lessee agrees to pay, during the term of this lease, the full sum of \$75.00 yearly, to be paid as follows:

Annually on Feb 15 with first payment 2015 and each year thereafter.

ON this 12th day of February, 2015, before me personally appeared Wallace W Watkins, known to me to be the President of the Corporation that executed the within instrument, and acknowledged to me that such corporation executed the same as its free act and deed.



OFFICIAL STAMP
LINDA LEE VAN PROOYEN
NOTARY PUBLIC-OREGON
COMMISSION NO. 933328
MY COMMISSION EXPIRES OCTOBER 19, 2018

Linda Lee Van Prooyen
Printed Name Linda Lee Van Prooyen
Notary Public for the State of Oregon
Residing at Central Point

My Commission expires October 19, 2018

ON this 12th day of February, 2015, before me personally appeared Brenda C Watkins, known to me to be the individual described in and who executed the within instrument, and acknowledged that she executed the same as her free act and deed.



OFFICIAL STAMP
LINDA LEE VAN PROOYEN
NOTARY PUBLIC-OREGON
COMMISSION NO. 933328
MY COMMISSION EXPIRES OCTOBER 19, 2018

Linda Lee Van Prooyen
Printed Name Linda Lee Van Prooyen
Notary Public for the State of Oregon
Residing at Central Point
My Commission expires October 19, 2018

ON this 12th day of February, 2015, before me personally appeared Michael H Watkins, known to me to be the individual described in and who executed the within instrument, and acknowledged that she executed the same as her free act and deed.



OFFICIAL STAMP
LINDA LEE VAN PROOYEN
NOTARY PUBLIC-OREGON
COMMISSION NO. 933328
MY COMMISSION EXPIRES OCTOBER 19, 2018

Linda Lee Van Prooyen
Printed Name Linda Lee Van Prooyen
Notary Public for the State of Oregon
Residing at Central Point
My Commission expires October 19, 2018

Lessee agrees to make no unlawful, improper or offensive use of the premises. At the expiration of the lease term or upon any termination of this lease, lessee will quit and deliver up the premises and all future erections, improvements or additions to or upon the same, to lessor, peaceably and in as good an order and condition as the same now are or may be put in by lessor, reasonable use and wear thereof excepted. Time is of the essence of this instrument.

Any holding over by lessee after the expiration of the term of this lease, or any extension thereof, shall be deemed a tenancy at will and not otherwise.

IN WITNESS WHEREOF, the parties have executed this lease in duplicate on the day and year first written above.

G-BAR W LAND AND CATTLE CO. INC. ✓ Brenda C. Watkins Lessee
BY: Wallace W. Watkins ✓ Michael H. Watkins Lessee

LESSOR

AFTER FILING RETURN TO S.O. PROPERTIES - G-BAR-W
2055 TREE LAND RD. CENTRAL POINT - 97502-1402

NOTE - In Oregon, this form is not suitable for leasing a "dwelling unit." Defined in ORS 90.100(4) as follows: "'Dwelling unit' means a structure or the part of a structure that is used as a home, residence or sleeping place by one person who maintains a household or by two or more persons who maintain a common household * * *." (For Oregon "dwelling unit" forms, see Stevens-Ness Form Nos. 14, 818A and 818B.)

Returned to Consignor

JOHN HEATON P.L.S.

TRU SURVEYING, INC. LINE
2333 SUMMERS LANE
KLAMATH FALLS, OREGON 97603
PHONE: (541) 884-3691

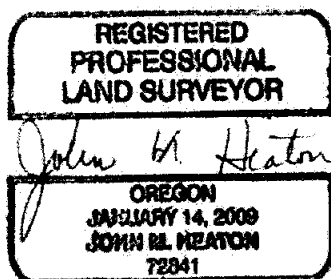


FEBRUARY 6, 2015

LEGAL DESCRIPTION

A TRACT OF LAND BEING A PORTION OF PARCEL 1 OF "LAND PARTITION 26-10", SITUATED IN THE IN THE SE1/4 OF SECTION 13, T30S, R10EWM, AND THE SW1/4 OF SECTION 18, T30S, R11EWM, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE BOUNDARY OF SAID PARCEL 1, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 13 BEARS S22°15'16"E 1462.74 FEET; THENCE S89°19'45"E, ALONG THE BOUNDARY OF SAID PARCEL 1, 1004.18 FEET TO A POINT ON THE NRCS WETLAND RESERVE PROGRAM EASEMENT; THENCE, ALONG THE BOUNDARY OF SAID EASEMENT THE FOLLOWING COURSES, S10°37'35"W 96.69 FEET, S22°10'36"W 90.86 FEET, S27°56'06"W 96.91 FEET, S05°37'33"W 402.56 FEET AND S05°08'42"W 149.54 FEET; THENCE, LEAVING SAID EASEMENT BOUNDARY, N70°00'00"W 1136.31 FEET TO A POINT ON THE BOUNDARY OF SAID PARCEL 1; THENCE N26°04'33"E 487.03 FEET TO THE POINT OF BEGINNING, CONTAINING 15.32 ACRES, MORE OR LESS, WITH BEARINGS BASED ON RECORD OF SURVEY 7977 ON FILE AT THE OFFICE OF THE KLAMATH COUNTY SURVEYOR.



John M. Heaton
JOHN M. HEATON P.L.S. 72841

RENEWAL DATE: 6/30/15