

2016-012096

Klamath County, Oregon

11/10/2016 03:09:05 PM

Fee: \$47.00

AmeriTitle
MTO 132194M

After recording, return to:
Bendich, Stobaugh & Strong, P.C.
701 Fifth Avenue, Suite 4850
Seattle, WA 98104

MEMORANDUM OF LEASE

This is to notify all concerned that DUNHAM HOLDINGS, LLC, Lessor, and THE CARRIAGE WORKS LLC Lessee, have entered into an unrecorded lease covering the real property legally described on the attached Exhibit "A." The Real Property or its address is commonly known as 6600 Arnold Avenue, Klamath Falls, OR 97603.

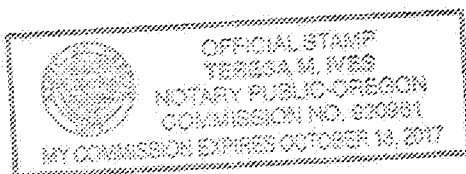
Dated this 1st day of November, 2016.

DUNHAM HOLDINGS, LLC

By: Debbie H. Dunham
Debbie H. Dunham, Member

State of Oregon)
County of Douglas) ss.

This instrument was acknowledged before me on Nov 1st, 2016, by Debbie H. Dunham as Member of DUNHAM HOLDINGS, LLC.



Teresa M. Ives
Notary Public in and for the State of Oregon
My commission expires: 10/13/17

vs0219.09

EXHIBIT "A"

LEGAL DESCRIPTION

Parcel 1

Lot 2, KLAMATH FALLS INDUSTRIAL PARK - TRACT 1463, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Parcel 2

Lot 3, KLAMATH FALLS INDUSTRIAL PARK - TRACT 1463, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Parcel 3

A parcel of land being the South 84.50 feet of Lot 4 of KLAMATH FALLS INDUSTRIAL PARK, TRACT 1463, a duly recorded subdivision at the Klamath County Clerk's Office, situated in the SW1/4 of Section 15 and the NW1/4 of Section 22, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon being more particularly described as follows:

Beginning at the Northwest corner of Lot 3 of said Tract 1463, said point being marked by a 5/8" x 30" rebar with a yellow plastic cap stamped "Rhine-Cross Group LLC", thence along the Westerly boundary line of Lot 4 of said Tract 1463, North 01°21'39" East 84.50 feet to a 5/8" x 30" rebar with a yellow plastic cap stamped "Rhine-Cross Group LLC", thence leaving said Westerly boundary line, South 88°38'21" East 604.57 feet to a point on the Westerly Right-of-Way line of Altamont Drive, said point being marked by a 5/8" x 30" rebar with a yellow plastic cap stamped "Rhine-Cross Group LLC", thence along said Westerly Right-of-Way line along an offset spiral curve to the left, a chord distance of South 00°24'47" West 84.51 feet to the Northeast corner of said Lot 3, said point being marked by a 5/8" x 30" rebar with a yellow plastic cap stamped "Rhine-Cross Group LLC", thence along the North line of said Lot 3, South 88°38'21" East 605.97 feet to the point of beginning.