

**2017-008944**

**Klamath County, Oregon**

**08/09/2017 12:11:00 PM**

**Fee: \$57.00**

WHEN RECORDED, MAIL TO:

Washington Federal  
c/o Special Credits  
425 Pike Street  
Seattle, WA 98101

**First American Title- NCS-721941-A-OR1**

\_\_\_\_\_  
SPACE ABOVE THIS LINE FOR RECORDER'S USE

**MEMORANDUM OF LEASE**

This is a Memorandum of Lease made in reference to that certain Lease Agreement dated November 30, 2015, by and between WASHINGTON FEDERAL, a national association ("Landlord"), whose address is 425 Pike Street, Seattle, WA 98101, and WASHINGTON FEDERAL, a national association, whose address is 425 Pike Street, Seattle, WA 98101, upon the following terms:

1. Date of Lease: November 30, 2015
2. Description of Premises: 1613 Washburn Way, located in the City of Klamath Falls, Oregon, 97603; Parcel R873622
3. Lease Commencement Date: December 1, 2015
4. Term: 60 months
5. Renewal Options: Two (2) Options of 60 months each
6. Purchase Options: None
7. Right of First Refusal Option: None
8. Rentable Area: Approximately 3,920 square feet
9. Base Rent: \$490 per month in Year 1; increased 2% per year through the initial lease term and any option period
10. Permitted Use: Tenant shall install and operate drive-up banking services and their related containers, equipment and connections used by Tenant

or an affiliate to facilitate customer service to its banking and other services and products offered now or in the future, including but not limited to devices sometimes referred to as "automated teller machines" ("ATM"), a night depository, and related uses.

The purpose of this Memorandum of Lease is to give record notice of the Lease and of the rights created thereby, all of which are hereby confirmed.

IN WITNESS HEREOF, the Parties have executed this Memorandum of Lease as of the dates set forth in their respective acknowledgements.

LANDLORD:

WASHINGTON FEDERAL, a national association

By: Ricka Gerstmann  
Name: Ricka Gerstmann  
Its: AVP

TENANT:

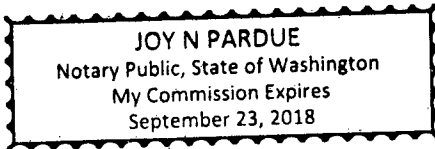
WASHINGTON FEDERAL, a national association

By: Ricka Gerstmann  
Name: Ricka Gerstmann  
Its: AVP

## LANDLORD ACKNOWLEDGEMENT

STATE OF WASHINGTON )  
 ) ss:  
COUNTY OF KING )

I certify that I know or have satisfactory evidence that Ricka Gerstmann is the person who appeared before me, and said person acknowledged that said person signed this instrument for Washington Federal, and on oath stated that said person was authorized to execute the instrument and acknowledged it as the AVP of Washington Federal, to be the free and voluntary act of such Washington Federal for the uses and purposes mentioned in the instrument.

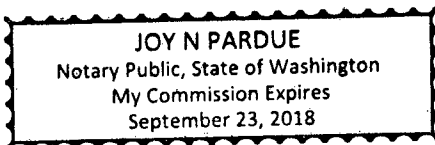


DATED: March 17, 2016  
Joy N. Pardue  
NAME: Joy N. Pardue  
(Print Name)  
Notary Public in and for the State of Washington.  
Residing at: Mill Creek, WA  
Commission Expires: 9.23.2018

## TENANT ACKNOWLEDGEMENT

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 ) ss:  
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## **EXHIBIT A**

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

### **PARCEL I:**

**A PARCEL OF LAND LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 34, TOWNSHIP 38 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCING AT A BRASS CAP MARKING THE SOUTHWEST CORNER OF SECTION 34 AND RUNNING NORTH 00° 28' 30" WEST 168.83 FEET; THENCE NORTH 89° 31' 30" EAST 55.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF WASHBURN WAY AND THE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT OF WAY, RUNNING 38.10 FEET ALONG A 35.00 FOOT RADIUS CURVE RIGHT, THE LONG CHORD OF WHICH BEARS NORTH 58° 20' 54" EAST 36.24 FEET; THENCE NORTH 89° 31' 53" EAST 172.03 FEET; THENCE SOUTH 00° 28' 07" EAST 159.15 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SHASTA WAY; THENCE ALONG SAID RIGHT OF WAY SOUTH 89° 52' 25" WEST 192.87 FEET; THENCE NORTH 48° 08' 20" WEST 13.74 FEET TO THE EASTERLY RIGHT OF WAY LINE OF WASHBURN WAY; THENCE ALONG SAID RIGHT OF WAY NORTH 00° 28' 30" WEST 129.98 FEET TO THE POINT OF BEGINNING.**

### **PARCEL II:**

**ACCESS EASEMENTS AS SHOWN BY INSTRUMENT RECORDED MARCH 15, 1993 IN VOLUME M93 PAGE 5282 AND SUPPLEMENTED BY DECLARATION RECORDED JANUARY 31, 1997 IN VOLUME M 97 PAGE 3079.**