

2017-009014

Klamath County, Oregon

08/10/2017 01:56:00 PM

Fee: \$62.00

AFTER RECORDING, RETURN TO:

Butler Snow LLP
201 St. Charles Avenue
Suite 2700
New Orleans, LA 70170
Attention: Trey Parker

First American Title- NCS-721941-OR1

MEMORANDUM OF GROUND LEASE

THIS MEMORANDUM OF GROUND LEASE (the "Memorandum") is executed this 10th day of August, 2017, by and between REACH, INC., an Oregon nonprofit corporation ("Landlord"), and REACH QALICB, INC., an Oregon nonprofit corporation ("Tenant").

1. **Lease.** Tenant has leased the real property described in **Exhibit A** attached hereto and by this reference incorporated herein (the "Premises") at a rent and on the terms and conditions set forth in that certain Ground Lease Agreement made and entered into as of the date of this Memorandum by and between Landlord and Tenant (the "Lease"). The term of the Lease commences as set forth in the Lease and shall expire on that date which is ninety-nine (99) years from the date thereof, unless sooner terminated pursuant to the terms of the Lease.

2. **Definition of Terms.** All capitalized terms not otherwise defined herein shall have the same meaning as set forth in the Lease.

3. **Purpose of Memorandum.** This Memorandum is prepared for purposes of recordation only and does not set forth all of the terms and conditions set forth in the Lease. In the event there is any conflict between the terms and conditions of the Lease and this Memorandum, the Lease shall control.

[SIGNATURE/ACKNOWLEDGE PAGES FOLLOW]

IN WITNESS WHEREOF, the parties hereto have executed this Memorandum as of the day and year first above set forth.

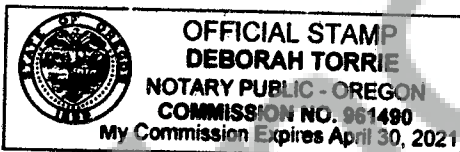
LANDLORD:

REACH, INC.,
an Oregon nonprofit corporation

By: Ronald Laurence Moe
Name: Ronald Laurence Moe
Its: Authorized Representative

STATE OF OREGON)
) ss.
COUNTY OF KLAMATH)

This record was acknowledged before me on August 4th, 2017, by Ronald Laurence Moe, as authorized representative of Reach, Inc.



Deborah Torrie
(Signature)
Name: Deborah Torrie
NOTARY PUBLIC - State of Oregon

IN WITNESS WHEREOF, the parties hereto have executed this Memorandum as of the day and year first above set forth.

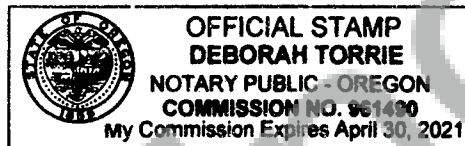
TENANT:

REACH QALICB, INC.,
an Oregon nonprofit corporation

By: Ronald Laurence Moe
Name: Ronald Laurence Moe
Its: President

STATE OF OREGON)
) ss.
COUNTY OF KLAMATH)

This record was acknowledged before me on August 7th, 2017, by Ronald Laurence Moe, as President of Reach QALICB, Inc.



Deborah Torrie
(Signature)
Name: Deborah Torrie
NOTARY PUBLIC - State of Oregon

EXHIBIT A

LEGAL DESCRIPTION

2350 MAYWOOD DRIVE, KLAMATH FALLS, OR 97603:

PARCEL I:

A TRACT OF LAND SITUATED IN THE EAST 1/2 SECTION 4, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, INCLUDING A PORTION OF LOT 2, BLOCK 2 TRACT NO. 1080, WASHBURN PARK, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY LINE OF AN EXISTING 10-FOOT SOUTH SUBURBAN SANITARY DISTRICT SEWER EASEMENT, FROM WHICH THE SOUTHWEST CORNER OF LOT 2, BLOCK 2, SAID TRACT 1080, BEARS NORTH 08°08'39" EAST A DISTANCE OF 270.55 FEET AND THE EAST QUARTER CORNER OF SAID SECTION 4 BEARS NORTH 77°03'46" EAST A DISTANCE OF 562.46 FEET; THENCE NORTH 00°06'43" WEST ALONG THE SAID WEST EASEMENT LINE 973.79 FEET TO A POINT WHICH IS 230.00 FEET FROM, MEASURED AT RIGHT ANGLES TO, THE SOUTHERLY RIGHT OF WAY LINE OF THE O. C. & E. RAILROAD; THENCE NORTH 66°51'15" WEST PARALLEL TO AND 230.00 FEET FROM THE SAID SOUTHERLY RIGHT OF WAY LINE 973.79 FEET; THENCE SOUTH 00°06'43" EAST PARALLEL TO SAID SEWER EASEMENT 973.79 FEET; THENCE SOUTH 66°51'15" EAST PARALLEL TO SAID SOUTHERLY RAILROAD RIGHT OF WAY LINE 973.79 FEET TO THE POINT OF BEGINNING, WITH BEARINGS BASED ON SAID TRACT NO. 1080, WASHBURN PARK.

PARCEL II:

A NON-EXCLUSIVE RIGHT OF WAY FOR INGRESS TO EXIT FROM THE ABOVE DESCRIBED REAL PROPERTY ALONG AND UPON A 60 FOOT WIDE STRIP OF LAND, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF BLOCK 2, TRACT 1080, WASHBURN PARK; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT (RADIUS POINT BEARS NORTH 00°04'50" WEST 27.14 FEET, CENTRAL ANGLE = 84°48'27") 42.54 FEET TO THE EASTERLY RIGHT OF WAY LINE OF A SEWER EASEMENT; THENCE NORTH 00°06'43" WEST ALONG SAID EASEMENT 255.37 FEET; THENCE SOUTH 89°53'17" WEST 10.00 FEET TO A 5/8 INCH IRON PIN; THENCE NORTH 66°51'15" WEST 54.42 FEET; THENCE SOUTH 00°06'43" EAST 363.71 FEET; THENCE SOUTH 89°55'10" EAST 86.85 FEET TO THE NORTHWEST CORNER OF BLOCK 6, TRACT 1080; THENCE NORTH 00°04'50" EAST 60.00 FEET TO THE POINT OF BEGINNING, WITH BEARINGS BASED ON SAID TRACT 1080.

1613 WASHBURN WAY, KLAMATH FALLS, OR 97603:

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.