

FATCO. NO. NS-824684-52-021

2017-009581

Klamath County, Oregon

08/24/2017 01:00:00 PM

Fee: \$67.00

When Recorded Return To:
Colvin Oil I, LLC
2520 Foothill Blvd.
Grants Pass, Oregon 97526

MEMORANDUM OF LEASE

This Memorandum of Lease is entered into this 17 day of April, 2017, by and between Barbara Dean Ensminger and Dean Brooks Warner (herein called "Landlord") and COLVIN OIL I, LLC, an Oregon limited liability company (herein after called "Tenant"). Landlord and Tenant are parties to a Ground Lease dated November 27, 1988, as amended, for the property legally described as:

See Attached Exhibit "A"

The Landlord and Tenant should be contacted for further details concerning the Lease.

LANDLORD:

**DBW REVOCABLE LIVING TRUST
AGREEMENT**

By: Dean Brooks Warner
Name: Dean Brooks Warner, Trustee

TENANT:

COLVIN OIL I, LLC, an Oregon limited liability
company

By: _____
Name: _____
Title: _____

When Recorded Return To:
Colvin Oil I, LLC
2520 Foothill Blvd.
Grants Pass, Oregon 97526

MEMORANDUM OF LEASE

This Memorandum of Lease is entered into this 17th day of April, 2017, by and between Barbara Dean Ensminger and Dean Brooks Warner (herein called "Landlord") and COLVIN OIL I, LLC, an Oregon limited liability company (herein after called "Tenant"). Landlord and Tenant are parties to a Ground Lease dated November 27, 1988, as amended, for the property legally described as:

See Attached Exhibit "A"

The Landlord and Tenant should be contacted for further details concerning the Lease.

LANDLORD:

DBW REVOCABLE LIVING TRUST AGREEMENT

By: _____
Name: Dean Brooks Warner, Trustee

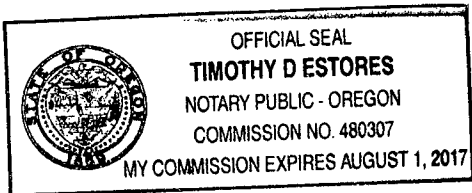
TENANT:

COLVIN OIL I, LLC an Oregon limited liability company

By: _____
Name: _____
Title: _____

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 17 day of April, 2017,
by Dean Brooks Warner, Trustee of the DBW Revocable Living Trust Agreement.



[Signature]

Notary Public for Oregon
My commission expires: 8/1/2017

STATE OF OREGON)
County of _____)ss.
)

This instrument was acknowledged before me on this _____ day _____, 2017,
by Lane Colvin, as Manager of Colvin Oil I, LLC, an Oregon limited liability company, on behalf of the
company.

Notary Public for Oregon
My Commission Expires:

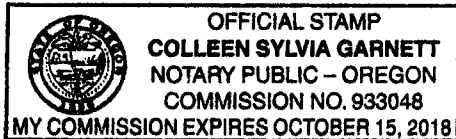
STATE OF Oregon)
)ss.
County of _____)

This instrument was acknowledged before me on this _____ day of _____, 2017,
by Dean Brooks Warner, Trustee of the DBW Revocable Living Trust Agreement.

Notary Public for Oregon
My commission expires:

STATE OF OREGON)
)ss.
County of Josephine)

This instrument was acknowledged before me on this 9 day August, 2017,
by Lane Colvin, as Manager of Colvin Oil I, LLC, an Oregon limited liability company, on behalf of the
company.



Colleen S. Garnett
Notary Public for Oregon
My Commission Expires: 10/15/18

EXHIBIT "A"

(LEGAL DESCRIPTION)

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

LOTS 2, 3 AND 4 AND THE N1/2 OF LOT 5, BLOCK 207, MILLS SECOND ADDITION TO THE CITY OF KLAMATH FALLS, KLAMATH COUNTY, OREGON.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

A PARCEL OF LAND LYING IN LOT 4, BLOCK 207, MILLS SECOND ADDITION TO THE CITY OF KLAMATH FALLS, KLAMATH COUNTY, OREGON, AND BEING A PORTION OF THE FOLLOWING DESCRIBED PROPERTY:

THAT TRACT OF LAND WHICH WAS CONVEYED BY THAT CERTAIN DEED TO ORALEE HALL, RECORDED IN BOOK 105, PAGE 582 OF KLAMATH COUNTY RECORD OF DEEDS, THE SAID PARCEL BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PROPERTY ON THE NORTHERLY LINE OF SAID LOT 4; THENCE NORTH 55° 44' 45" WEST ALONG THE NORTHERLY LINE OF SAID LOT A DISTANCE OF 48.48 FEET TO THE NORTHWEST CORNER OF SAID LOT 4; THENCE SOUTH 0° 43' 45" EAST ALONG THE WEST LOT LINE A DISTANCE OF 13.69 FEET TO A POINT OPPOSITE AND 40 FEET DISTANT SOUTHERLY FROM STATION 59+21.38; THENCE PARALLEL TO THE RELOCATED CENTER LINE OF THE KLAMATH FALLS-LAKEVIEW HIGHWAY SOUTH 55° 50' 30" EAST A DISTANCE OF 48.50 FEET TO THE EAST LINE OF SAID PROPERTY; THENCE NORTH 0° 58' WEST ALONG SAID PROPERTY LINE A DISTANCE OF 13.63 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

A PARCEL OF LAND LYING IN LOT 2, BLOCK 207, MILLS SECOND ADDITION TO THE CITY OF KLAMATH FALLS, KLAMATH COUNTY, OREGON, THE SAID PARCEL BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2; THENCE NORTH 55° 44' 45" WEST ALONG THE NORTHERLY LINE OF SAID LOT A DISTANCE OF 96.85 FEET TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 1° 21' 15" EAST ALONG THE WEST LOT LINE A DISTANCE OF 13.55 FEET TO A POINT OPPOSITE AND 40 FEET DISTANT SOUTHERLY FROM STATION 60+42.63; THENCE PARALLEL TO THE RELOCATED CENTER LINE OF THE KLAMATH FALLS-LAKEVIEW HIGHWAY SOUTH 55° 50' 30" EAST A DISTANCE OF 96.87 FEET TO THE EAST LINE OF SAID LOT; THENCE NORTH 1° 50' 30" WEST ALONG SAID LOT LINE A DISTANCE OF 13.44 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

A PARCEL OF LAND LYING IN LOTS 3 AND 4, BLOCK 207, MILLS SECOND ADDITION TO THE CITY OF KLAMATH FALLS, KLAMATH COUNTY, OREGON, THE SAID PARCEL BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 3; THENCE NORTH 55° 44' 45" WEST ALONG THE NORTHERLY LINE OF SAID LOT A DISTANCE OF 72.72 FEET TO THE NORTHWEST CORNER OF THE DEAN HALL PROPERTY; THENCE SOUTH 0° 58' EAST ALONG THE WEST PROPERTY LINE A DISTANCE OF 13.63 FEET TO A POINT OPPOSITE AND 40 FEET DISTANT SOUTHERLY FROM STATION 59+69.88; THENCE PARALLEL TO THE RELOCATED CENTER LINE OF THE KLAMATH FALLS-LAKEVIEW HIGHWAY, SOUTH 55° 50' 30" EAST A DISTANCE OF 72.75 FEET TO THE EAST LINE OF SAID LOT 3; THENCE NORTH 1° 21' 15" WEST ALONG SAID LOT LINE A DISTANCE OF 13.55 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

A PARCEL OF LAND SITUATED IN THE SW1/4 SE1/4 OF SECTION 33, TOWNSHIP 38 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, BEING A PORTION OF LOT 4, BLOCK 207 OF MILLS SECOND ADDITION TO THE CITY OF KLAMATH FALLS, AS RECORDED AT THE KLAMATH COUNTY CLERKS OFFICE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SOUTH SIXTH STREET, AS CONVEYED TO THE STATE OF OREGON BY DEED VOLUME 148, PAGE 285, KLAMATH COUNTY DEED RECORDS AND THE EASTERLY RIGHT-OF-WAY LINE OF EAST MAIN STREET: THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE. SOUTH $55^{\circ} 00' 03''$ EAST 29.37 FEET; THENCE LEAVING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE SOUTH $62^{\circ} 37' 46''$ WEST, 27.24 FEET TO SAID EASTERLY RIGHT-OF-WAY LINE OF EAST MAIN STREET; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE. NORTH $00^{\circ} 15' 21''$ EAST A DISTANCE OF 29.37 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF THE VACATED ALLEY WHICH INURES BY LAW THERETO.