

2020-009227

Klamath County, Oregon



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07/28/2020 01:09:35 PM

Fee: \$97.00

Landlord's Name and Address:

Swan Lake Moulding Company
P.O. Box 428
Klamath Falls, OR 97601

Tenant's Name and Address:

Adrian Briones
2716 Sierra Heights Dr.
Klamath Falls, OR 97603

After recording, return to:

James R. Uerlings
4041 Edgewater Dr. NE
Albany, OR 97322

Until requested otherwise, send all tax
statements to:

Swan Lake Moulding Company
P.O. Box 428
Klamath Falls, OR 97601

Jack Franklin

Returned at Counter

MEMORANDUM OF LEASE

Re: Commercial Lease dated August 1, 2020
Location – 3225 South Sixth Street, Klamath Falls, Oregon 97603
Real property described on Exhibit A
Landlord – Swan Lake Moulding Company
Tenant – Adrian Briones

THIS MEMORANDUM OF LEASE (the "Memorandum"), is made as of the 1st day of August, 2020, by and between Swan Lake Moulding Company, an Oregon corporation (hereinafter referred to as "Landlord"), and Adrian Briones (hereinafter referred to as "Tenant").

WITNESSETH:

WHEREAS, Landlord is the fee simple owner of a certain tract of land more particularly described in Exhibit A, which is attached hereto and hereby incorporated herein, and the improvements thereon (hereinafter referred to as the "Premises"), located in the City of Klamath Falls, County of Klamath, State of Oregon; and

WHEREAS, Landlord has entered into that certain Commercial Lease dated August 1, 2020 (the "Lease") with Tenant for the Premises, which Lease is for a term of three (3) years

EXHIBIT A

3225 So. 6th St., Klamath Falls, Oregon: Legal Description

The property commonly known as 3225 South 6th Street, city of Klamath Falls, county of Klamath, state of Oregon, and more particularly described as:

Parcel 2 of Land Partition 23-08 being a replat of Lot G, SUBDIVISION OF ENTERPRISE TRACT 24 and other property situated in the NW1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account Id # 525523

commencing on August 1, 2020 and ending on July 31, 2023, with no option to extend or renew the term; and

WHEREAS, Landlord and Tenant desire to execute this Memorandum to give public record notice of the Lease and Tenant's rights in and to the Premises.

NOW, THEREFORE, this Memorandum is hereby executed for the purpose of recording in the office of the Recorder for Klamath County, Oregon, in order to give public record notice of the Lease and all rights granted to Tenant therein relating to the Premises. The provisions of this Memorandum do not in any way change or affect the terms, covenants and conditions of the Lease, all of which terms, covenants and conditions shall remain in full force and effect.

IN WITNESS WHEREOF, this Memorandum has been executed and delivered as of the day, month and year first above written.

LANDLORD:

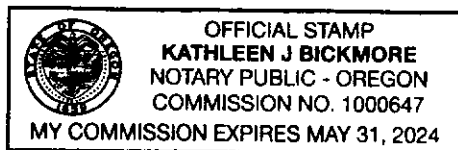
SWAN LAKE MOULDING COMPANY

By: Terry Scroggin
Terry Scroggin, President

STATE OF OREGON)
) ss.
County of Klamath)

I certify that I know or have satisfactory evidence that Terry Scroggin is the individual who appeared before me, and said individual on oath stated he was authorized to execute the instrument and acknowledged it as the President of Swan Lake Moulding Company to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 28 day of July, 2020.



Kathleen Bickmore
Notary Public in and for the State of Oregon
My commission expires: May 31, 2024

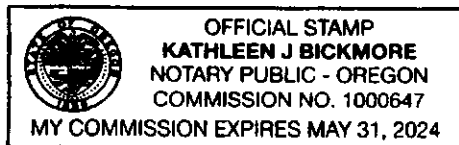
TENANT:

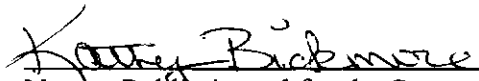
By: 
Adrian Briones

STATE OF OREGON)
) ss.
County of Klamath)

I certify that I know or have satisfactory evidence that Adrian Briones is the individual who appeared before me, and said individual acknowledged this instrument before me.

DATED this 28 day of July, 2020.




Notary Public in and for the State of Oregon
My commission expires: May 31, 2024