

2021-004745

Klamath County, Oregon

03/29/2021 03:37:00 PM

Fee: \$112.00

**FILED FOR RECORD AT REQUEST OF
AND WHEN RECORDED RETURN TO:**

Tock & Corl, PLLC
Attn: S. Ward
17502 Marine Drive
Stanwood, WA 98292

Space above this line is for Recorder's use.

Memorandum of Land Lease Agreement

Grantor:	Homedale Storage LLC, an Oregon Limited Liability Company
Grantee:	Cellco Partnership d/b/a Verizon Wireless
Legal Description:	Lots 1 through 9, Block 2, Bailey Tracts No. 2, County of Klamath, State of Oregon Official legal description as Exhibit "A"
Assessor's Tax Parcel ID#:	Map Tax Lot: R-3909-002DA-01701-000
Reference # (if applicable):	N/A

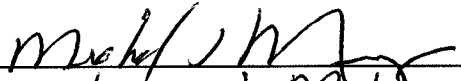
MEMORANDUM OF LAND LEASE AGREEMENT

THIS MEMORANDUM OF LAND LEASE AGREEMENT evidences that a Land Lease Agreement ("Agreement") was entered into as of march 12, 2021, by and between Homedale Storage LLC, an Oregon Limited Liability Company ("Lessor"), and Cellco Partnership d/b/a Verizon Wireless ("Lessee"), for certain real property located at 2401 Homedale Road, Klamath Falls, County of Klamath, State of Oregon 97603, within the property of Lessor which is described in Exhibit "A" attached hereto ("Legal Description"), together with a right of access and to install and maintain utilities, for an initial term of five (5) years commencing as provided for in the Agreement, which term is subject to Lessee's rights to extend the term of the Agreement as provided in the Agreement.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, Lessor and Lessee have duly executed this Memorandum of
Land Lease Agreement as of the day and year last below written.

LESSOR: Homedale Storage LLC, an Oregon Limited Liability Company

By: 
Name: Michael J. Mulvey
Name: ce owner Homedale Storage LLC
Date: 3/12/21

LESSEE: Cellco Partnership d/b/a Verizon Wireless

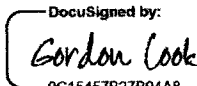
By: 
Name: Gordon Cook
Title: Director, Network Field Engineering
Date: Mar 1, 2021

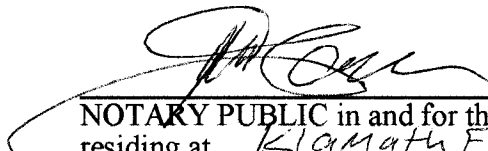
Exhibit "A" – Legal Description

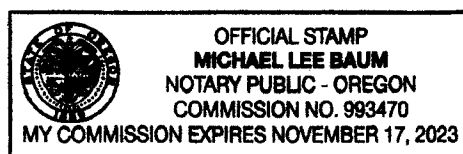
LESSOR ACKNOWLEDGMENT

STATE OF Oregon
COUNTY OF Klamath } ss.

On this 12th day of March, 2021, before me, a Notary Public in and for the State of Oregon, personally appeared Michael J. Mulvey, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed this instrument, on oath stated that He/She was authorized to execute the instrument, and acknowledged it as the co-owner of Homedale Storage LLC, an Oregon Limited Liability Company, to be the free and voluntary act and deed of said party for the uses and purposes mentioned in the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.


NOTARY PUBLIC in and for the State of OR
residing at Klamath Falls
My appointment expires 11/17/2023
Print Name Michael Baum

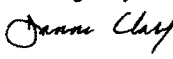


LESSEE ACKNOWLEDGMENT

STATE OF WASHINGTON)
) SS.
COUNTY OF KING)

On this 1st day of March, 2021, before me, a Notary Public in and for the State of Washington, personally appeared Gordon Cook, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed this instrument, on oath stated that he was authorized to execute the instrument, and acknowledged it as the Director - Network of Cellco Partnership d/b/a Verizon Wireless, to be the free and voluntary act and deed of said party for the uses and purposes mentioned in the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.

DocuSigned by:

E9DE7CBEB908406...

NOTARY PUBLIC in and for the State of WA,
residing at Kirkland 8/29/2022
My appointment expires
Print Name Jannette Clark

JANNETTE L. CLARK
Notary Public
State of Washington
Commission # 173345
Commission Expires 8/29/2022

EXHIBIT A (Page 1 of 2)
LEGAL DESCRIPTION

File No. 340713AM

Lots 1, 2, 3, 4, 5, 6, 7, 8 and 9, Block 2, BAILEY TRACTS NO. 2, in the County of Klamath, State of Oregon, EXCEPTING THEREFROM the South 60 feet of Lots 1, 2, 3, 4, 5, 6, 7, 8 and 9, Block 2 of BAILEY TRACTS NO. 2, in the County of Klamath, State of Oregon.

ALSO EXCEPTING: Beginning at the Southwest corner of Lot 9, Block 2 of BAILEY TRACTS NO. 2, thence East 639 feet, thence South 60 feet, thence West 639 feet, thence North 60 feet to the place of beginning, being a part of BAILEY TRACTS NO. 2, which was formerly Nadine Street.

ALSO EXCEPTING THEREFROM a portion of Lots 8 and 9, Block 2, BAILEY TRACTS NO. 2, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point on the West line of Lot 9, Block 2, BAILEY TRACTS NO. 2, which bears North 0°02' East 135 feet from the Southwest corner of said Lot 9, thence South 89°59' East 149 feet to the East line of Lot 8 of said Block 2, thence North 0°02' East along the East line of said Lot 8 a distance of 75 feet, thence North 89°59' West a distance of 149 feet more or less to the West line of said Lot 9, thence South 0°02' West along the West line of said Lot 9 a distance of 75 feet, more or less to the point of beginning.

ALSO EXCEPTING THEREFROM Beginning at a point on the West line of Lot 9, Block 2, BAILEY TRACTS NO. 2, which bears North 0°02' East 60 feet from the Southwest corner of said Lot 9 thence South 89°59' East 149 feet to the East line of Lot 8 said Block 2, thence North 0°02' East along the East line of said Lot 8 a distance of 75 feet, thence North 89°59' West a distance of 149 feet, more or less, to the West line of said Lot 9, thence South 0°02' West along the West line of said Lot 9 a distance of 75 feet, more or less, to the point of beginning, being a portion of Lots 8 and 9 in Block 2 of BAILEY TRACTS NO. 2

EXCEPTING THEREFROM a tract of land situated in Lots 1, 2 and 3 of Block 2 of BAILEY TRACTS NO. 2, a duly recorded subdivision in the NE1/4 SE1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at the E1/4 corner of said Section 2, thence South 42°38'05" West 637.81 feet to the Southeast corner of the proposed Albertson's parcel being the true point of beginning of this description, thence North 00°00'26" East, along the East line of said proposed Albertson's Parcel 164.23 feet, more or less, to a point on the Northerly line of that Tract of land described as Parcel 1 in Deed Volume M89 Page 25077 Microfilm Records of Klamath County, Oregon (Southerly line of the Enterprise Irrigation District Canal), thence Westerly, along said Northerly line, North 70°23'30" West 147.82 feet, South 79°35'30" West 51.00 feet, and South 39°28'30" West 68.00 feet, more or less, to a point on the East line of said "BAILEY TRACTS NO. 2", thence South 00°03'14" West, along said East line 5.56 feet, more or less, to the Northeast corner of Block 2 of said

EXHIBIT A (Page 2 of 2)
LEGAL DESCRIPTION

"BAILEY TRACTS NO. 2", thence along the Northerly line of said Block 2, South 39°42'12" West 110.05 feet, South 56°51'29" West 83.54 feet, and South 70°34'13" West 74.16 feet to the Northwest corner of Lot 3 Block 2, thence North 88°54'32" East 442.90 feet to the true point of beginning.

ALSO EXCEPTING a tract of land situated in Lots 8 and 9 Block 2 of "BAILEY TRACTS NO. 2", a duly recorded subdivision, being in the NE1/4 SE1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of said Lot 9, Block 2, thence North 83°46'55" East 79.55 feet to the Northeast corner of said Lot 9, Block 2, thence South 66°29'10" East, along the Northerly line of said Lot 8, Block 2, 18.22 feet, thence South 83°33'31" West 96.45 feet to a point on the West line of said Lot 9, Block 2, thence North 00°17'12" East 9.48 feet to the point of beginning.