

Recording Requested By and  
When Recorded Mail to:  
Chevron U.S.A. Inc.  
6001 Bollinger Canyon Road  
San Ramon, CA 94583  
Attn: Property Manager, Chevron Products

APN: R-3909-003BD-01000-000

2021-010051  
Klamath County, Oregon



06/28/2021 01:06:39 PM

Fee: \$97.00

**TERMINATION OF LEASE**

(Prior Standard Oil Facility located at 3319 S. 6<sup>th</sup> Street, Klamath Falls, OR 97603)

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, CHEVRON U.S.A. INC., a Pennsylvania corporation (*Chevron*), hereby terminates and cancels that certain Lease by and between Standard Oil Company of California, as Lessee and predecessors-in-interest to Chevron, and Swan Lake Moulding Company, as Lessor and predecessor-in-interest to Hanscam York Properties, LLC, an Oregon Limited Liability Company (*Hanscam*), recorded on July 20, 1953, Volume 262, page 73, in the Official Records of Klamath County, State of Oregon which encumbers that certain real property commonly described as 3319 S. 6<sup>th</sup> Street, Klamath Falls, OR 97603 and more particularly described in Exhibit "A" attached hereto and hereby incorporated by reference:

IN WITNES WHEREOF, Chevron has signed this Termination of Lease on the day and year written below.

Dated: June 23, 2021

CHEVRON U.S.A. INC.,  
a Pennsylvania corporation

By: Kent Cowan  
Name: Kent Cowan  
Title: Real Property Officer

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )  
COUNTY OF Contra Costa SS

On 6/23/2021, before me, Tiffany Karris, PERSONALLY APPEARED [name(s) of Signer(s)] Ken Cowan, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Signature of Notary Public

My Commission Expires: 10/20/2022



Place Official Notary Seal here.

OPTIONAL

*Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.*

Description of Attached Document

Title or Type of Document: \_\_\_\_\_ Document Date: \_\_\_\_\_

Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_

Capacity(ies) Claimed by Signers

Signer's Name: \_\_\_\_\_

☐ Corporate Officer – Title(s): \_\_\_\_\_

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

☐ Corporate Officer – Title(s): \_\_\_\_\_

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

**Exhibit A**  
Legal Description of the Property

**PARCEL 1:**

Part of Lot A of SUBDIVISION OF ENTERPRISE TRACT NO. 24 of ENTERPRISE TRACTS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning on the West line of said Lot A at a point 950 feet South of the Northwest corner thereof, and running thence South 0° 21' 45" West along the West line of said Lot A 104.12 feet to a cross on the cement sidewalk which marks the Northerly right of way line of the Klamath Falls-Lakeview State Highway distant at right angles 41 feet from Highway Engineer's Station North 43 plus 68.6; thence along said highway right of way line on a 2775.69 foot radius curve left (the long chord of which bears South 62° 17' 15" East for 150.56 feet) a distance of 150.58 feet; thence on a 1388.4 foot radius curve left (the long chord of which bears South 64° 33' 25" East for 17.97 feet) a distance of 17.98 feet; thence leaving said highway right of way line North 0° 21' 45" East parallel to the West line of said Lot A, 180.92 feet; thence North 89° 38' 15" West parallel to the Northline of said Lot A, 150 feet to the point of beginning.

**PARCEL 2:**

Part of Lot A of SUBDIVISION OF ENTERPRISE TRACT 24 of ENTERPRISE TRACTS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning on the West line of said Lot A at a point 950 feet South of the Northwest corner thereof and running thence South 89° 38' 15" East parallel to the North line of said Lot A, 305.9 feet to an iron pin in the North and South center line of the North half of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon; thence North 00° 15' 30" East along said center line 25 feet; thence North 89° 38' 15" West 305.9 feet to the West line of Lot A; thence South along the West line of Lot A 25 feet to the true point of beginning.

**PARCEL 3:**

A parcel of land in Lot A SUBDIVISION OF ENTERPRISE TRACT NO. 24 in the SE 1/4 of the NW1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being a portion of that certain tract of land conveyed to Swan Lake Moulding Company by deed recorded in Volume 153, page 222 of Klamath County Deed Records and more particularly described as follows:

Starting at the brass monument set by Frank Z. Howard, County Surveyor, in Klamath County Survey No. 498, June 23, 1937, for center of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, for the North half of said Section thence using bearing fixed by the Oregon State Highway Commission for the center line of South Sixth Street, North 0° 13' 15" East along the East line and the East line extended to Lot A of the Subdivision of Tract 24 of Enterprise Tracts, a subdivision of Klamath County, Oregon, being also the North and South center line for the North half of said section, a distance of 144.00 feet to a brass monument marking the Northerly right of way line of the Klamath Falls, Lakeview State Highway as presently constructed, said monument being 103.51 feet Northerly from (when measured at right angles to) the centerline of the relocated highway at Engineers Station 47/ 14.77; thence following said Northerly right of way line South 73° 52' 30" West 2.91 feet to an angle point of 6° 03' 30" left; thence on a 83.54 foot radius curve right (the long chord of which bears South 89° 32' 15" West, for 61.83 feet) a distance of 63.34 feet; thence on a 1407.16 foot radius curve right (the long chord of which bears North 67° 25' 50" West for 64.37 feet) a distance of 64.38 feet to a point on the said Northerly right of way line and the true beginning point of this description (a reference point for this true point of beginning is a chiseled cross on the sidewalk which bears South 26° 33' 00" West 1.0 feet distant); thence leaving said Northerly right of way line North 26° 33' 00" East 52.70 feet to an iron pin; thence South 89° 41' 30" East 100.77 feet to an iron pin on the said North South center line of the North half of said Section 3 and the said East line of Lot A; thence North 0° 13' 00" East along the East line of Lot A 148

feet to an iron pin; thence North 89° 37' 00" West 155.83 feet to the Northeast corner of the property conveyed to T.C. and Beth M. Griggs by Swan Lake Moulding Company by deed dated June 4, 1952 and recorded in Volume 255, page 214 of Klamath County Deed Records; thence South 0° 21' 45" West along the East side of said property 180.95 feet to a point on the said Northerly right of way line of the said Highway; thence following the said Northerly right of way line on a 1407.16 foot radius curve left (the long chord of which bears South 65° 24' 05" East for 35.30 feet) a distance of 35.30 feet, more or less, to the true point of beginning.

**PARCEL 4:**

Beginning on the West line of Lot A of ENTERPRISE TRACT NO. 24, 825 feet South of the Northwest corner of the said Lot A; thence South 100 feet; thence East 299.5 feet; thence North 100 feet; thence West 299.5 feet to the place of beginning, in the County of Klamath, State of Oregon.

**PARCEL 5:**

Commencing at the brass plug set by Frank Z. Howard, County Surveyor in the Klamath County Surveyor No. 498, June 23, 1937, for center of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, for the North half of said Section; thence using bearings fixed by the Oregon State Highway Commission for the center line of South Sixth Street, North 0° 13' 15" East along the East line and the East line extended of Lot A of the Subdivision of Tract 24 of Enterprise Tracts, a subdivision of Klamath County, Oregon, begin also the North and South centerline for the North half of said Section, a distance of 144.0 feet to a brass monument marking the Northerly right of way line of the Klamath Falls-Lakeview State Highway as presently constructed, said monument being 103.51 feet Northerly from (when measured at right angles to) the centerline of the relocated Highway at Engineer Station 47+14.77; said monument being also the true beginning point for this description, and running thence from said beginning point along said Northerly right of way line South 73° 52' 30" West 2.91 feet to an angle point of 6° 03' 30" left; thence on an 83.54 foot radius curve right (the long chord of which bears South 89° 32' 15" West for 61.83 feet) a distance of 63.34 feet; thence on a 1407.16 foot radius curve right (the long chord of which bears North 67° 25' 50" West for 64.37 feet) a distance of 64.38 feet to an iron peg from which a witness cross chiseled in the concrete sidewalk bears South 26° 33' 00" West 1.0 feet distant, said iron peg also marking the division between the lands of T.C. Griggs and the Swan Lake Moulding Company; thence leaving said Northerly right of way line North 26° 33' 00" East 52.70 feet to an iron peg; thence South 89° 41' 30" East 100.77 feet to an iron pin on the said North-South centerline of the North half of said Section 3 and the said East line of Lot A; thence leaving lands of T.C. Griggs South 0° 13' 00" West along the east line of said Lot A 70.00 feet to the point of beginning