

**2022-013169**  
Klamath County, Oregon  
11/09/2022 09:51:02 AM  
Fee: \$102.00

**Drawn By and Return To:**  
Marcus D. Magness, Esq.  
Gilmore Magness Janisse  
P. O. Box 28907  
Fresno, California 93729-8907

3100 Hilyard Avenue, Klamath Falls, Oregon

Tax account numbers of Premises: R542050

STATE OF OREGON

COUNTY OF KLAMATH

**MEMORANDUM OF LEASE**

Lease:	Lease Agreement dated April 1, 2021
Landlord:	Umpqua Fresh Properties, LLC, an Oregon limited liability company
Tenant:	Umpqua Dairy Products Co., an Oregon Corporation
Property:	As described on Exhibit A

THIS MEMORANDUM OF LEASE, BETWEEN THE ABOVE-NAMED LANDLORD AND TENANT, WITNESSETH:

Pursuant to a written Lease Agreement dated April 1, 2021 (the "**Lease**"), Landlord has leased, let, and demised, and by these presents does lease, let, and demise unto Tenant those parcels of real property situated in the County of Klamath, State of Oregon, described in Exhibit "A" hereto, which exhibit is incorporated herein by this reference.

The term of the Lease commenced April 1, 2021 and, unless sooner terminated pursuant to the terms and conditions of the Lease, shall continue through March 31, 2051. All terms and conditions of the Lease are incorporated herein and made a part hereof by this reference, as though fully set forth herein. Said Lease and all of its terms and conditions will extend to the benefit of and be binding upon all of the parties' respective heirs, personal representatives, successors, and assigns (to the extent assignable).

IN WITNESS WHEREOF, the undersigned parties have executed this Memorandum of Lease as of the date first written above.

**“Landlord”**

Umpqua Fresh Properties, LLC, an Oregon limited liability company

By: Scott W. Shehadey  
Scott W. Shehadey, its Manager

**“Tenant”**

Umpqua Dairy Products Co., an Oregon corporation

By: Scott W. Shehadey  
Scott W. Shehadey, its President

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

Parcel 1 of Land Partition 44-02 being a replat of Parcel 1 of Land Partition 37-99 in the NE1/4 NW1/4 Section 10, Township 39 South Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

SITUS: 3100 Hilyard Avenue, Klamath Falls, OR 97603

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT**

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

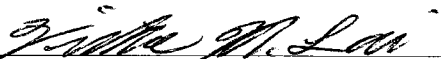
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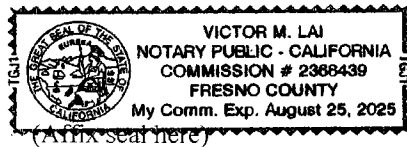
COUNTY OF FRESNO

On October 17, 2022, before me, Victor M. Lai, Notary Public, personally appeared SCOTT W. SHEHADEY who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is 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 on the instrument, the person, 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.

  
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Notary Public



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STATE OF CALIFORNIA


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Notary Public

