

Returned at Counter

2023-000042
Klamath County, Oregon



01/04/2023 11:44:12 AM

Fee: \$92.00

AFTER RECORDING RETURN TO:
Parks & Ratliff, P.C.
620 Main Street
Klamath Falls, OR 97601

LANDLORD'S NAME AND ADDRESS:
J-Spear Ranch Co.
735 Commercial St.
P.O. Box 257
Klamath Falls, OR 97601

TENANT'S NAME AND ADDRESS:
Villagrana Land & Cattle
29842 Clover Flat Rd.
Lakeview, OR 97630

SEND TAX STATEMENTS TO:
No Change

MEMORANDUM OF LEASE – KLAMATH COUNTY

THIS LEASE is made and entered by and between J-SPEAR RANCH, CO. Landlord, and Dominus Agriculture, LLC and Chara Environmental, LLC collectively a partnership dba VILLAGRANA LAND & CATTLE, Tenant, on December 9, 2022.

Landlord leases to Tenant the following-described real property situated in Klamath County, State of Oregon, more particularly described as follows:

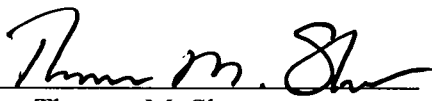
SEE ATTACHED EXHIBITS A.

The terms of this lease is for three (3) years, commencing on the 1st day of January, 2023 and terminating on 31st day of December, 2025.

This lease is subject to the terms, conditions, restrictions contained in that certain unrecorded 2022 Lease between J-Spear Ranch, Co. as Landlord, and Villagrana Land & Cattle as Tenant, dated December 9, 2022.

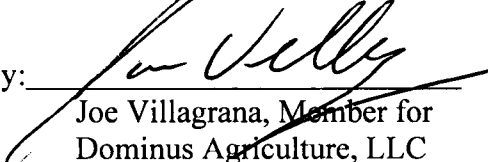
LANDLORD:

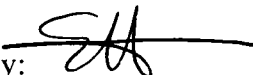
J-Spear Ranch Co.

By: 
Thomas M. Shaw
Vice President

TENANT:

Villagrana Land & Cattle

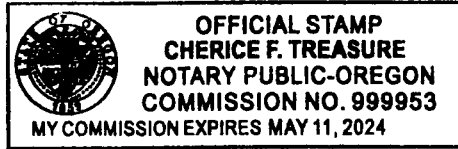
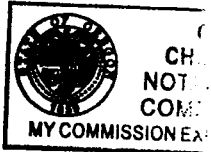
By: 
Joe Villagrana, Member for
Dominus Agriculture, LLC

By: 
Emma Villagrana, Manager for
Chara Environmental, LLC



STATE OF OREGON)
) ss.
County of Klamath)

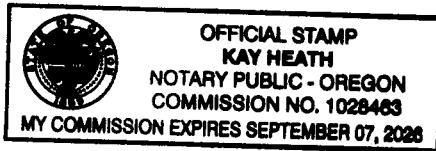
This instrument was acknowledged before me this 29 day of December 2022, by Thomas M. Shaw, Vice President for J-Spear Ranch, Co., an Oregon Corporation.



Cherice F. Treasure
Notary Public for Oregon
My commission expires: 5-11-2024

STATE OF OREGON)
) ss.
County of Klamath)

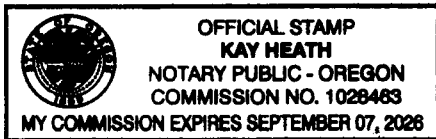
This instrument was acknowledged before me this 21 day of December 2022, by Joe Villagrana, Member for Dominus Agriculture LLC.



Kay Heath
Notary Public for Oregon
My commission expires: 9-7-2026

STATE OF OREGON)
) ss.
County of Klamath)

This instrument was acknowledged before me this 21 day of December 2022, by Emma Villagrana, Manager for Chara Environmental LLC.



Kay Heath
Notary Public for Oregon
My commission expires: 9-7-2026

EXHIBIT A
All real property owned by J-Spear Ranch Co
Located in
Klamath County, Oregon
Legal Description

Township 34 South, Range 15 East of the Willamette Meridian:

Section 11: NE1/4 SW1/4, NW1/4 SE1/4.
Section 24: S1/2 N 1/2.

Township 37 South, Range 13 East of the Willamette Meridian:

Section 22: SE1/4 SE1/4
Section 23: S1/2 SW1/4
Section 26: W1/2 NW1/4
Section 27: NE1/4 NE1/4, S1/2 NE1/4, SE1/4, NE1/4 SW1/4, S1/2 SW1/4, SE1/4 NW1/4
Section 34: E1/2
Section 35: NW1/4 SW1/4, S1/2 SW1/4, NE1/4 SE1/4, W1/2 SE1/4
Section 36: SE1/4 NW1/4, SW1/4, W1/2 SE1/4

Township 38 South, Range 13 East of the Willamette Meridian:

Section 2: Lots 2, 3 and 4, S1/2 SE1/4, S1/2 NW1/4, NW1/4 SW1/4
Section 3: Lot 1
Section 9: SE1/4NW1/4, NE1/4SW1/4, NE1/4NE1/4, S1/2NE1/4, N1/2SE1/4, SE1/4SW1/4
Section 10: S1/2 NE1/4, NE1/4 SE1/4, NW1/4
Section 11: E1/2 NE1/4, SE1/4 SE1/4, W1/2 SE1/4, SE1/4 SW1/4