

After Recording Return to:

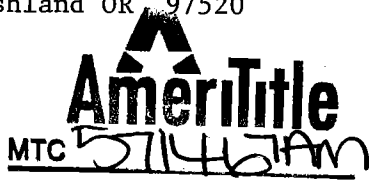
Davis Hearn Anderson & Selvig
515 E Main ST
Ashland OR 97520

2023-000129

Klamath County, Oregon

01/06/2023 02:21:01 PM

Fee: \$107.00



Termination of Lease

The parties hereto, Yousef Saddi and Nuha Saddi, as President and Secretary of Joey's Gas & Mini Mart, Inc. (hereafter Landlord); and Prem Gas and Mini Mart Inc. an Oregon Corporation, dba Joey's Gas & Mini Mart, and Prem Singh and Rajinder Singh, Individually, (hereafter Tenant) hereby acknowledge that the Lease Agreement, entered into between the parties on December 10, 2018, (the Lease) of the property commonly known as 2564 South Sixth St., Klamath Falls, Oregon, and described in Exhibit A attached, is hereby terminated immediately upon execution of this Termination of Lease document.

Tenant agrees that upon execution of this Termination of Lease document Tenant waives and relinquishes any and all rights Tenant may have had under the Lease, including without limitation, possession of the Lease Premises and any option to purchase the Leased Premises.

Dated 1-5-, 2023.

Yousef Saddi

Nuha Saddi

as the authorized representatives of Joey's Gas & Mini Mart, Inc

Prem Singh

RK Singh
Rajinder Singh

Individually, and as the authorized representatives of Prem Gas and Mini Mart Inc. an Oregon Corporation, dba Joey's Gas & Mini Mart, Inc.

State of California)
) ss.
County of Sacramento)

Subscribed and sworn to before me this _____ day of January, 2023, by
Yousef Saddi and Nuha Saddi.

SEE CALIFORNIA CERTIFICATE

Notary Public for California

My Commission Expires: _____

107.

CALIFORNIA JURAT

GOVERNMENT CODE § 8202

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 Sacramento

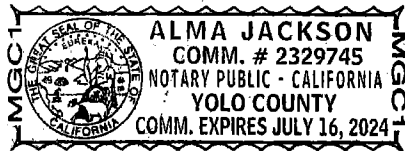
Subscribed and sworn to (or affirmed) before me on
this 5 day of January, 2023, by
Date Month Year

(1) Rajinder Singh

(and (2) _____),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to
be the person(s) who appeared before me.

Signature Alma Jackson
Signature of Notary Public



Place Notary Seal and/or Stamp Above

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: Termination of Lease

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____


After Recording Return to:

Termination of Lease

The parties hereto, Yousef Saddi and Nuha Saddi, as President and Secretary of Joey's Gas & Mini Mart, Inc. (hereafter Landlord); and Prem Gas and Mini Mart Inc. an Oregon Corporation, dba Joey's Gas & Mini Mart, and Prem Singh and Rajinder Singh, Individually, (hereafter Tenant) hereby acknowledge that the Lease Agreement, entered into between the parties on December 10, 2018, (the Lease) of the property commonly known as 2564 South Sixth St., Klamath Falls, Oregon, and described in Exhibit A attached, is hereby terminated immediately upon execution of this Termination of Lease document.

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Dated 1/14, 2023.



Yousef Saddi



Nuha Saddi

as the authorized representatives of Joey's Gas & Mini Mart, Inc

Prem Singh


Rajinder Singh

Individually, and as the authorized representatives of Prem Gas and Mini Mart Inc. an Oregon Corporation, dba Joey's Gas & Mini Mart, Inc.

State of California)
) ss.
County of Sacramento)

Subscribed and sworn to before me this 4 day of January, 2023, by
Yousef Saddi and Nuha Saddi.





Notary Public for California
My Commission Expires: 7/19/2025

After Recording Return to:

Termination of Lease


The parties hereto, Yousef Saddi and Nuha Saddi, as President and Secretary of Joey's Gas & Mini Mart, Inc. (hereafter Landlord); and Prem Gas and Mini Mart Inc. an Oregon Corporation, dba Joey's Gas & Mini Mart, and Prem Singh and Rajinder Singh, Individually, (hereafter Tenant) hereby acknowledge that the Lease Agreement, entered into between the parties on December 10, 2018, (the Lease) of the property commonly known as 2564 South Sixth St., Klamath Falls, Oregon, and described in Exhibit A attached, is hereby terminated immediately upon execution of this Termination of Lease document.

Tenant agrees that upon execution of this Termination of Lease document Tenant waives and relinquishes any and all rights Tenant may have had under the Lease, including without limitation, possession of the Lease Premises and any option to purchase the Leased Premises.

Dated Jan. 5, 2023.

Yousef Saddi
as the authorized representatives of Joey's Gas & Mini Mart, Inc

Nuha Saddi



Prem Singh

Rajinder Singh

Individually, and as the authorized representatives of Prem Gas and Mini Mart Inc. an Oregon Corporation, dba Joey's Gas & Mini Mart, Inc.

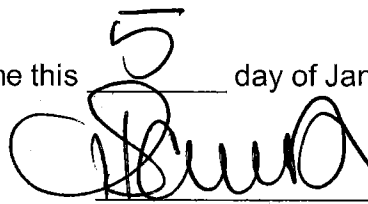
State of California)
) ss.
County of Sacramento)

Subscribed and sworn to before me this _____ day of January, 2023, by
Yousef Saddi and Nuha Saddi.

Notary Public for California
My Commission Expires: _____

State of Oregon)
) ss.
County of Klamath)

Subscribed and sworn to before me this 5 day of January, 2023, by Prem
Singh ~~and Rajinder Singh.~~



Notary Public for Oregon
My Commission Expires: Nov. 21, 2025



EXHIBIT "A"

The following described parcels of real property situate in the City of Klamath Falls, Oregon, being portions of TRACT 805, ENTERPRISE TRACTS:

PARCEL 1:

A tract or parcel of land lying at the intersection of Washburn Way and South Sixth Street, more particularly described as follows:

Beginning at the Southwest corner of the intersection of South Sixth Street and Washburn Way, running thence along the Southerly line of South Sixth Street in a Westerly direction 75 feet along South Sixth Street to a point; thence Southerly at right angles to South Sixth Street 135 feet to a point; thence Easterly and parallel to South Sixth Street to the Westerly right of way line of Washburn Way as the same is now located; thence Northerly along the Westerly right of way line of Washburn Way to the place of beginning.

PARCEL 2:

Beginning at a point on the Westerly right of way line of Washburn Way, which point is 30 feet West of the line between Sections 3 and 4, Township 39 South, Range 9 East of the Willamette Meridian, which point is the Southeast corner of Tract 805 of Enterprise Tracts, a platted subdivision of Klamath County, Oregon; thence North $0^{\circ} 00' 1/2''$ West, along the West line of said Washburn Way, a distance of 224.85 feet, more or less to the most Southerly corner of a tract heretofore conveyed to John T. Smith and Cliff C. Yaden; thence North $55^{\circ} 50'$ West along a line parallel to and 135 feet distant from the present Southwesterly right of way line of South Sixth Street to the City of Klamath Falls, Oregon, as widened by the Oregon State Highway Department in 1946, a distance of 166.6 feet, more or less, to the Southwesterly corner of said tract heretofore conveyed to John T. Smith and Cliff C. Yaden, which is the true point of beginning; thence North $34^{\circ} 10'$ East 135 feet, more or less to said Southwesterly line of South Sixth Street, thence North $55^{\circ} 50'$ West along said Southwesterly line of South Sixth Street 115 feet, more or less, to the most Easterly corner of parcel heretofore conveyed to George F. Hayes and Clara May Hayes; thence South $34^{\circ} 10'$ West at right angles to said South Sixth Street, a distance of 135 feet; thence South $55^{\circ} 50'$ East 115 feet to the true point of beginning.

SAVING AND EXCEPTNG from those parcels above those portions deeded to the State of Oregon in Deed Volume 191, page 240, Deed Records of Klamath County, Oregon and in Deed Volume M76, page 14074, Microfilm Records of Klamath County, Oregon.