

2023-006202

Klamath County, Oregon

07/25/2023 02:06:02 PM

Fee: \$87.00

**AFTER RECORDING RETURN TO:**

Washburn Way Industrial Park LLC

810 SE BELMONT ST., SUITE 100

PORTLAND, OR 97214

AmeriTitle 595708 AM

**TERMINATION OF LEASE**

This Termination of Lease is executed this 20th day of July, 2023, by the undersigned as the parties to, or the successors in interest to, that certain lease described as follows (herein the "Lease"):

Dated: February 1, 2009

Disclosed by Memorandum of Lease

Recorded: August 15, 2014

Recording No.: 2014-008557

Lessor: Fastenal Corporation

Lessee: Washburn Way Industrial Park LLC

In consideration of good and valuable consideration, the undersigned agree and declare that the Lease is terminated, and that all rights and interests under the Lease are of no further force and effect, and that the Lease and all provisions in it, including, without limitation, any right of first refusal or option to purchase, are fully discharged from the real property described in the Lease and set out as follows:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Washburn Way Industrial Park LLC

BY: Kelly C. Bruun

Kelly C. Bruun, Sole Member

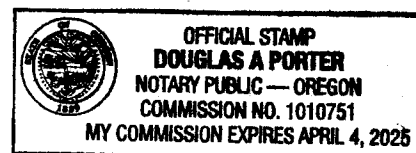
State of Oregon

County of Multnomah

This instrument was acknowledged before me on July 20th, 2023, by Kelly C. Bruun, Sole Member of Washburn Way Industrial Park LLC.

[Signature]  
Notary Public, State of Oregon

My Commission Expires: 04/04/2025



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL 1**

The N1/2 of the following described parcel of land:

All that portion of the E1/2 of the NE1/4 of the SE1/4 of Section 9, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, which lies Southerly of line drawn parallel to and distant 330 feet Northerly of the Southerly boundary of the said East half of the NE1/4 of the SE1/4, situated in the County of Klamath, State of Oregon.

EXCEPTING THEREFROM that portion conveyed to Klamath County by Warranty Deed recorded February 2, 1988 in Volume M88, page 1442, Microfilm Records of Klamath County, Oregon.

**PARCEL 2**

The S1/2 of that part of the E1/2 of the NE1/4 of the SE1/4 of Section 9, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, lying South of a line drawn parallel to a 330 feet Northerly of the Southerly line of said E1/2 of the NE1/4 of the SE1/4, the S1/2 of the Southerly 330 feet measured parallel with the Southerly line of the E1/2 of the NE1/4 of the SE1/4 of Section 9, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM the East 20 feet deeded to Klamath County for road in Volume 336, page 306, Deed Records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM that portion conveyed to Klamath County by instrument recorded February 2, 1988 in Volume M88, page 1442 and 1451, Microfilm Records of Klamath County, Oregon.