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EASEMENT AGREEMENT

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KNOW ALL MEN BY THESE PRESENTS, that J. E. HOSKING and PEARL B. HOSKING, husband and wife, hereinafter called First Party, in consideration of the release of options and other valuable consideration given or promised, by HARRY D. BOIVIN, hereinafter called the Second Party, does hereby give, grant and convey unto HARRY D. BOIVIN, the owner of the real property described on Exhibit "A", and by this reference incorporated herein, and on which a building is located hereinafter referred to as 535-537 Main Street, Klamath Falls, Oregon, easements as follows:

(a) A perpetual non exclusive easement to receive light and air and an unobstructive view of the property owned by First Party, described on Exhibit "B", and by this reference incorporated herein. Said property to remain open and free of all buildings and other structures, except First Party, their heirs, successors and assigns shall have the full right to use said property for the parking of automobiles and other motor vehicles, and landscaping provided such landscaping shall not exceed four feet in height; providing, however, the foregoing provisions relating to structures shall not apply in the event First Party, their heirs, successors and assigns, should erect a second level for motor vehicle parking on the property, described in Exhibit "B".

(b) A perpetual exclusive easement to drill a hot water geothermal well at the Northeast corner of the property described in Exhibit "B", for the purpose of providing geothermal heat for the building located at 535-537 Main Street, providing HARRY D. BOIVIN, his heirs, personal representatives, and assigns agrees to

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release this easement if a hot water well has not been drilled prior to the establishment of a geothermal special district encompassing the premises subject to this easement and on which the well is to be located.

(c) A perpetual non exclusive easement to cross the alley between the property described in Exhibit "B" and the building located at 535-537 Main Street, Klamath Falls, Oregon, with such pipes and other materials necessary to convey geothermal heat from the hot water well above mentioned to the building at 535-537 Main Street, Klamath Falls, Oregon.

All of said easements to be forever appurtenant to and for the benefit of the property owned by HARRY D. BOIVIN described on Exhibit "A", and by this reference incorporated herein, and considered as covenants running with the land.

The true and actual consideration for the foregoing conveyance stated in terms of dollars is none.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed this 25 day of June, 1979.

J.E.H.

J. E. Hosking
J. E. HOSKING

Pearl B. Hosking
PEARL B. HOSKING

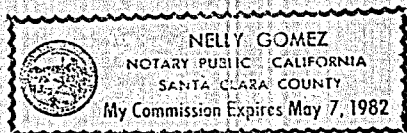
Harry D. Boivin
HARRY D. BOIVIN

STATE OF CALIFORNIA)
) ss.
County of Santa Clara)

Personally appeared the above-named J. E. HOSKING and

PEARL B. HOSKING, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

BEFORE ME: Nelly Gomez



Nelly Gomez

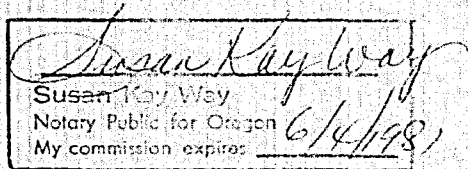
NOTARY PUBLIC FOR CALIFORNIA

My Commission Expires: May 7, 1982

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared the above-named HARRY D. BOIVIN and acknowledged the foregoing instrument to be his voluntary act and deed.

BEFORE ME:



NOTARY PUBLIC FOR OREGON

My Commission Expires:

AFTER RECORDING RETURN TO:

Mr. Harry D. Boivin
110 North Sixth Street
Klamath Falls, Oregon 97601

Beginning at the most easterly corner of Lot 1 of Block 16 of Original Town of Linkville (now City of Klamath Falls), Oregon; thence southwesterly along the northerly line of Main Street 26 feet; thence northwesterly at right angles to Main Street 100 feet; thence northeasterly parallel with Main Street 26 feet to Sixth Street; thence southeasterly along Sixth Street and along the easterly line of said Lot 1 a distance of 100 feet to the place of beginning, and being the easterly 26 x 100 feet of said Lot 1 of Block 16 of Original Town of Linkville (now City of Klamath Falls), Oregon, being situated in the NW 1/4 of NE 1/4 of Section 32, Township 38 S. R. 9 E. W. M.

and

The Westerly 26 feet of the Easterly 52 feet of the Southerly 100 feet of Lot 1, Block 16 in the original town of Klamath Falls, being that portion of Lot 1 in Block 16 of Linkville (now City of Klamath Falls); Oregon, more particularly described as follows:

Beginning at a point on the North line of Main Street 26 feet Westerly from the Southeasterly corner of Lot 1, Block 16 in said town of Linkville (now City of Klamath Falls), Oregon; thence Westerly parallel with Main Street, 26 feet; thence Northerly at right angles to Main Street, 100 feet; thence Easterly and parallel with Main Street, 26 feet; thence Southerly at right angles to Main Street, 100 feet to place of beginning, and consisting of the property commonly known as 535 Main Street.

EASEMENT AGREEMENT - EXHIBIT "A"

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PARCEL 1: All of Lot 6 and 5 feet by 65.12 feet of Lot 3 lying and being on the Northerly side of the alley, all being in Block 16, Original Town of Klamath Falls, (formerly Linkville) Oregon, more particularly described as follows:

Beginning at the Northwestern corner of Lot 6 Block 16 of the Original Town of Klamath Falls (Formerly Linkville) Oregon; thence Northeasterly along the Easterly boundary line of Pine Street, a distance of 65.12 feet to a point on the Westerly boundary of Lot 7 in said Block 16; thence Southeasterly at right angles to Pine Street a distance of 125 feet; thence Southwesterly and parallel to Pine Street, a distance of 65.12 feet to a point on the Westerly boundary of Lot 3 in said Block 16; thence Northwesterly at right angles to Main Street a distance of 125 feet to the point of beginning.

PARCEL 2: The South one-half of Lots 7 and 8 in Block 16 of Original Town of Klamath Falls (formerly Linkville) Oregon, more particularly described as follows: Beginning at the most Northerly corner of Lot 8, Block 16 of the Original Town of Klamath Falls (formerly Linkville) Oregon, thence Southeasterly along the Westerly boundary of 6th Street, a distance of 60 feet to the point of beginning; thence Southwesterly and at right angles to 6th Street a distance of 130.24 feet to a point on the Easterly boundary of Lot 6 in said Block 16; thence Southeasterly and parallel to 6th Street a distance of 60 feet; thence Northeasterly and parallel to Pine Street a distance of 130.24 feet to the Westerly boundary of 6th Street; thence Northwesterly and along the Westerly boundary of 6th Street a distance of 60 feet to the point of beginning.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

for record at request of Klamath County Title Co
 s. 5th day of July A. D. 1970 at 3:38 clock P.M., and
 ly recorded in Vol. 479, of Deeds on Page 5930

Wm D. MILLER, County Clerk

By Benjamin M. Ketch

Fee \$15.00

EXHIBIT "B" - EASEMENT AGREEMENT