

MTC 1396
AGREEMENT

THIS AGREEMENT, made this 21st day of November, 1980, by and between Aromas Projects and/or Soquel Construction, Inc., a California corporation, Lessor, Owner and/or Others, herein after referred to as SELLER, and Donald Conrad Bauer, or his nominee's and/or Others, hereinafter referred to as BUYER; now therefore,

This agreement to be a ninety (90) day temporary lease per Seller and Buyers' agreement to agree on terms of a one year lease with option to purchase of the real property, formerly known as the "Johns Manville Plant", Highway 97, Chiloquin, Oregon (see Exhibits "A" and "B" attached hereto and made a part hereof). Terms of said lease are to be as stated in sub paragraph (b) of the original Lease Purchase Agreement by and between the above stated seller and buyer.

The purchase price of the original Lease Purchase Agreement is to include everything situated on the premises at this time and all equipment leased by Soquel Construction, Inc., with the exception of the personal property listed in Exhibit "C" of the original Lease Purchase Agreement.

A deposit of \$30,000.00, receipt of which is hereby acknowledged by Soquel Construction, Inc. as the security deposit on the lease of the herein described property. Said security deposit will be forfeited upon default of the herein lessee.

A permanent Lease Purchase Agreement between the above mentioned Sellers and Buyers will be executed and recorded prior to the 90 day period quoted herein. The original Lease Purchase Agreement will be put on deposit with Mountain Title Company until the final Lease Purchase Agreement is drawn and executed.

By Donald Conrad Bauer
Purchaser, Donald Conrad Bauer

By Donald Conrad Bauer
Seller, Soquel Construction Inc.

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Exhibit "A"

Government Lots 1, 10, 11, 12, 13, 22, 23, 24, 25, 30, 31, 32, 33, 38 and 39 of Section 21, Lots 1, 2, 7, 8, 9, 10, 15 and 16 in Section 28 Township 35 South, Range 7 East of the Willamette Meridian.

SAVING AND EXCEPTING THEREFROM that portion of above descriptions conveyed to State of Oregon by Charles Cleveland, et ux., in Deed dated May 31, 1938, recorded June 10, 1938, in Volume 116, page 135, Deed Records of Klamath County, Oregon.

EXCEPT from Lot 22 that portion conveyed to deed recorded March 7, 1962, in Volume 290 page 207, Deed Records of Klamath County, Oregon, as follows: That portion of Lot 22 Section 21, Township 35 South, Range 7 East of the Willamette Meridian lying West of the Westerly right of way line of U. S. Highway #97 as the same is now laid out and constructed across said Lot 22, and North of the right of way line of Modoc Point canal as the same is now laid out and constructed across said Lot 22.

STATE OF OREGON,

County of KLAMATH

ss.

FORM NO. 23 — ACKNOWLEDGMENT
STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

BE IT REMEMBERED, That on this 21st day of November, 1980, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Donald Conrad Bauer

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that he executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Sandra K. Davis

Notary Public for Oregon.

My Commission expires 3-29-82

FORM No. 24—ACKNOWLEDGMENT—CORPORATION.

STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

STATE OF OREGON,

County of Klamath
before me appeared D. T. Miller

ss.

On this 21st day of November, 1980, and to me personally known, who being

duly sworn, did say that he, the said D. T. Miller is the President, ~~and he is the~~ ~~Secretary~~ of Soquel Construction Inc. the within named Corporation, ~~and that the seal affixed to said instrument is the corporate seal of said Corporation~~ and that the said instrument was signed ~~and sealed~~ in behalf of said Corporation by authority of its Board of Directors, and D. T. Miller acknowledge said instrument to be the free act and deed of said Corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

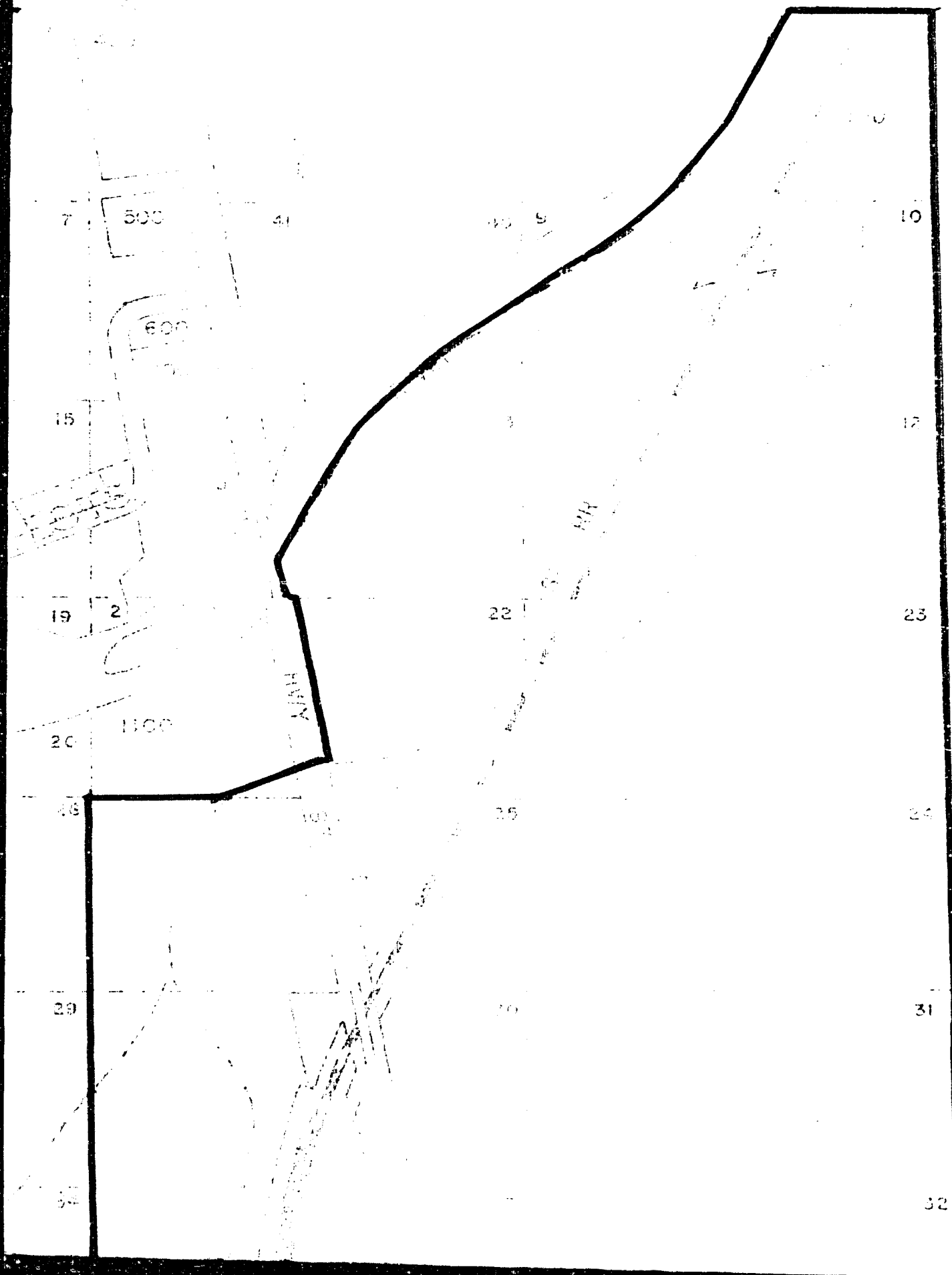
Sandra K. Davis

Notary Public for Oregon.

My Commission expires 3-29-82

EXHIBIT "B"

22858



22859

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STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the

24th day of NOVEMBER A.D., 19 80 at 4:07 O'clock PM., and duly recorded in

Vol M80 of DEEDS on Page 22856.

Fee \$14.00

Wm. D. MILNE, County Clerk
by *Jacqueline J. Miller* deputy