

20633

Neil - Neil Barnwell  
Rt 1 Box 227  
Bonanza Or

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## LEASE AGREEMENT

February 22, 1983

Yonna Valley Ranch (Lessor) agrees to lease to William Rajnus Jr. (Lessee), DBA South Pole Valley Ranch that portion of Yonna Valley Ranch known as the former Schildmeyer or Horton property, in its entirety. This lease shall be effective immediately and it shall terminate at midnight December 31, 1983. This written agreement is to confirm and elaborate the verbal lease agreement entered into by the two involved parties on February 14, 1983.

Lessee agrees to pay Lessor the sum of forty thousand dollars (\$40,000.00), payable on a later date mutually agreed upon by both parties.

This lease shall permit the Lessee the use of all dwellings, buildings, corrals, equipment, and irrigation equipment on the said property. Lessee agrees to leave the above mentioned property in a condition as good as or better than it was at the beginning of this lease. Lessee may graze livestock or make hay on any portion of the property. Lessee agrees to pay all power bills associated with the irrigation of the property. Lessee may not use the property for a winter feeding ground for cattle beyond December 1, 1983. Any hay stored in hay sheds on the property by the Lessee must be removed on or before March 31, 1984.

Lessor agrees to pay any and all prior amount due to Pacific Power and Light Co. on any accounts that are associated with this property before May 1, 1983. Lessor agrees to maintain insurance on all of Lessor's property for the duration of this lease.

This lease is subject to the approval of both parties attorneys.

*Yonna Valley Ranch by Neil W. Barnwell*  
Yonna Valley Ranch by Neil W. Barnwell  
(LESSOR)

*William Rajnus Jr.*  
William Rajnus Jr.  
(LESSEE)

STATE OF OREGON: COUNTY OF KLAMATH :ss  
I hereby certify that the within instrument was received and filed for record on the 22 day of Feb. A.D., 1983 at 8:33 o'clock A M, and duly recorded in Vol M83, of Misc. on page. 2639

Fee \$ 4.00

EVELYN BIEHN COUNTY CLERK  
by *[Signature]* Deputy