

LEASE MODIFICATION AGREEMENT

THIS INDENTURE, dated April 25, 1983, by and between RODNEY L. BELL and MARCELLA M. BELL, husband and wife, as Lessor, and CHEVRON U.S.A. INC., a California corporation, as Lessee,

W I T N E S S E T H :

That for the term and upon the terms and conditions set forth in that certain written Lease Modification Agreement of even date herewith, all of which terms and conditions are made a part hereof as fully as if set forth herein, the parties have modified and extended that certain Lease dated June 19, 1958, now operative between them, originally entered into between the parties, Percy Murray and Marcella S. Murray, his wife, as lessor, and Standard Oil Company of California, as lessee, covering certain real property more particularly described therein in the City of Klamath Falls, County of Klamath, State of Oregon, an Indenture of which Lease was recorded December 2, 1958, as Document 34814 in Volume 307 of Deeds, Page 143, Official Records of said County, which Lease has been amended by an Agreement dated May 15, 1975, an Indenture of which was recorded June 2, 1975, as Document 1260 in Volume M 75 of Deeds, Page 6080, of said Official Records.

This Lease Modification Agreement extends the term of said Lease, modifies the rental, and provides for termination rights.

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IN WITNESS WHEREOF, the parties have executed this instrument.

Rodney L. Bell
RODNEY L. BELL, Lessor

Marcella M. Bell
MARCELLA M. BELL, Lessor

CHEVRON U.S.A. INC., Lessee

By W. W. Cole
Attorney in Fact

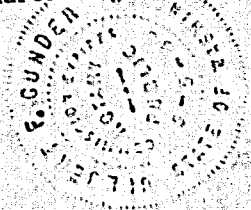
STATE OF WASHINGTON)

County of King) ss.

On this 8th day of June, 1983, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared W. W. Cole, to me known to be the individual described in, and who executed the within instrument as Attorney in Fact, Northwest Division, of CHEVRON U.S.A. INC., a corporation, and acknowledged to me that he signed the same as his free and voluntary act and deed as Attorney in Fact for said CHEVRON U.S.A. INC. in the capacity and for the uses and purposes therein mentioned.

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

Robert Z. Gunders
Notary Public in and for the State of Washington,
residing at Redmond.

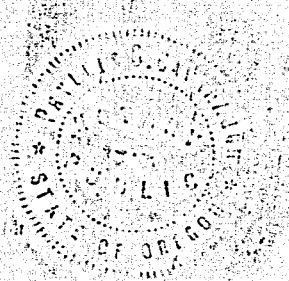


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State of OREGON)
 County of KLAMATH) ss

On this 25th day of May, 1983, before me,
 the undersigned, a Notary Public in and for the State of Oregon
 duly commissioned and sworn personally appeared Rodney L. Bell and
Marcella M. Bell, to me known to be the individuals described
 in and who executed the foregoing instrument, and acknowledged to me that
 they signed and sealed the said instrument as their free and voluntary act and
 deed for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed the day and year in this
 certificate above written.



Phyllis S. Cavanaugh
 Notary Public in and for the State of
Oregon, residing at
420 Jefferson St.
Klamath Falls, OR 97601
 MY COMMISSION EXPIRES 5-19-86

Cherion USA
P.O. Box 220
Seattle, WA. 98111

STATE OF OREGON; COUNTY OF KLAMATH; ss
 Filed for record

this 7 day of July A.D. 19 83 at 11:23 o'clock AM., and
 duly recorded in Vol. M 83, of deeds on Page 10743

12.00 fee

EVELYN BIEHN, County Clerk
 By [Signature]