

31598

FARM LEASE AGREEMENT

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THIS AGREEMENT, made in triplicate, on the 1st day of April, 1982, between Lynita Cacka, Personal Representative for the Estate of Laddie Tofell, lessor, and Ed Biggs, lessee:

WITNESSETH: That for and in consideration of the performance of the covenants herein on the part of the lessee in the manner hereinafter specified: lessor does hereby lease unto lessee 38.19 acres described as: NW 1/4, SW 1/4, Section 8, Township 40, Range 12, Klamath County, Malin, Oregon (less buildings and surrounding area of approximately 2 acres) for a period of 11 years, commencing on the 1st day of April, 1982; for the sum of \$44,000.00, according to payments of \$4,000.00 yearly to be made on or before the 1st day of April of each year, beginning on April 1, 1982.

AGREEMENTS WITH LESSOR

1. Lessee agrees:

Upon termination of this lease to have all farmable land in an established and growing stand of alfalfa.

2. Lessee agrees:

Not to make or permit any alteration to be made in or on said premises without permission or consent of lessor.

3. Lessee agrees:

To use the existing irrigation main line and 25 HP pump.

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4. Lessor agrees:

To pay all water and tax fees on said property.

5. Lessor agrees:

Lessee may sublease the 38.19 described twice in yearly increments during the period of this lease.

6. Lessor agrees:

Lessee may terminate this lease at the end of any crop season, providing that a written notice of intent to terminate is given to lessor on or before January 1st. of the forthcoming crop season.

7. Lessee agrees:

To pay for all electricity to operate said sprinkler pump and all increased taxes and water charges above the 1982 charges.

Any breach of the agreements herein stated shall be considered to be a forfeiture of lease.

This agreement extends to and binds the executors, administrators, heirs, and assigns of the respective parties hereto.

Witness Our Hands: the 1st day of April, 1982.

Lynita Cacka
LYNITA CACKA, Personal Representative
Estate of Laddie Tofell

Edward R. Biggs
EDWARD BIGGS
STATE OF OREGON,)
County of Klamath)
Filed for record at request of

on this 15th day of Dec. A.D. 19 83
at 11:10 o'clock A. M. and duly
recorded in Vol. M83 of Deeds
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EVELYN BIEHN, County Clerk

By Ann Smith Deputy
Fee 8.00

After recording return to
Crown & Bailey
540 Main Suite 204
Klamath Falls, OR 97601