

THIS AGREEMENT made this 20th day of April, 1984, between YONNA VALLEY RANCH, an Oregon partnership, and or its assigns, hereinafter referred to as "Grantor," and EAST OREGON CATTLE COMPANY, an Oregon business trust, and or its assigns, hereinafter referred to as "Grantee."

W I T N E S S E T H:

Grantor grants and conveys to Grantee exclusive hunting and fishing rights on all property of the Grantor including all State leased and BLM leased land under lease to Grantor and any other BLM or State land Grantor may lease which adjoins said property, description of which is filed and known as the Horton Place (3200 a. deeded, 1700 a. BLM leased and 240 a. State leased), and the Hunt Place (880 a. deeded). Grantee will have said exclusive hunting and fishing rights for a period of 15 years, commencing September 1, 1984, and expiring September 1, 1999.

In consideration of said transfer of the exclusive hunting and fishing rights, Grantee shall pay Grantor \$5,000 in May, 1984 (which will pay up to September 1, 1994) and \$5,000 in November of 1984, (which will pay up to September 1, 1999).

Grantee will furnish a list of all persons who are eligible to hunt or fish on said leased land and show applicable dates.

Grantee and guests will have access to all roads and trails on said leased land for use of with motor vehicles and/or horses.

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It will be Grantee's responsibility to keep all gates closed at request of Grantor.

Grantor grants to Grantee the right to maintain a landing strip on Yonna Valley Ranch in an area of the Grantee's choice, and Grantee agrees not to place said strip any closer than 1/4 mile to the main ranch buildings. Grantor may also use said landing strip.

Grantee shall have use of corrals and small pasture for no more than four horses during the hunting season.

Grantee agrees to flood, at the request of Grantee, areas used to hunt at the expense of the Grantee.

This lease shall be recorded and will run with the property owner's heirs and assigns when sold or not sold, and all rights to Grantee will remain in full force and effect to its heirs and assigns.

Should Grantor sell said land, Grantor will provide Grantee with certification that the new purchaser has been advised of this hunting and fishing agreement in its full content.

It shall be the Grantee's responsibility to post said property and Grantor shall maintain all signs as posted, and names of all trespassers shall be turned over to the proper authorities.

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IN WITNESS WHEREOF the parties have executed this
agreement on the date hereinabove written.

WIT 3:

YONNA VALLEY RANCH

Neil Barnwell
By: Neil Barnwell, Managing Partner

Mary P. Holbrook
By: Mary P. Holbrook, Partner

EAST OREGON CATTLE COMPANY

Bruce Carpenter
By: Bruce Carpenter, Agent

ADDENDUM

10584

Addendum to Agreement dated April 20, 1984, between
YONNA VALLEY RANCH, Grantor, and EAST OREGON CATTLE COMPANY,
Grantee, describing the Horton Place and the Hunt Place as
follows:

The Hunt Place:

All of Section 13, Township 39 South, Range 11½E
of the Willamette Meridian, EXCEPT the NW¼NW¼.

The SE¼, S½NE¼, SE¼SW¼, Section 14, Township 39S,
Range 11½ East of the Willamette Meridian.

The Horton Place:

Township 38 South, Range 11½E.W.M., Section 35: S½SW¼

Township 39 South, Range 11½ E.W.M.

Section 2: Lots 1, 2 3 & 4, SE¼NE¼, SW¼NE¼, S½NW¼ and S½

Section 3: S½, S½N½ and S½ of Lots 1 and 2

Section 4: S½SE¼

Section 9: N½NE¼ and SE¼

Section 10: NW¼NW¼, E½, E½NW¼, and SW¼

Section 11: N½, SW¼, W½SE¼, and SE¼SE¼

Section 12: NW¼ and N½SW¼

Section 14: N½NE¼, NW¼, and NE¼SW¼

Section 15: NE¼NE¼

Return to:
First American Management Co.
2459 Patterson
Klamath Falls, Oregon
97603

STATE OF OREGON,)

County of Klamath)

Filed for record at request of

on this 25 day of June A.D. 19 84
at 2:33 o'clock P M, and duly
recorded in Vol. M84 of Misc.
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EVELYN BIEHN, County Clerk

By *Don Smith* Deputy

Fee 16.00