

EXHIBIT II

1. SELLER AGREES TO SIGN DOCUMENTS NECESSARY FOR PARTITIONING SAID PROPERTY. BUYER AGREES TO PAY ALL COSTS FOR PARTITIONING THE SUBJECT PROPERTY INCLUDING DOCUMENTS, PERMITS AND SURVEYING FEES. BUYER AGREES TO NOTIFY SELLER PRIOR TO PARTITIONING AND FURTHER AGREES TO PLACE (LIEN NOTICE-OWNER NOT RESPONSIBLE) SIGNS, STEVENS-NESS FORM #127, AT 3 CONSPICUOUS WELL SEEN LOCATIONS ON PROPERTY. ANY CONSTRUCTION OR SITE IMPROVEMENTS ALSO REQUIRE POSTING OF ABOVE DESCRIBED SIGN. SELLER NAME TO APPEAR ON THIS SIGN.
2. SALE PRICE \$35,000.00 WITH AN \$11,000.00 DOWN PAYMENT. BALANCE OF \$24,000.00 ON A NOTE AND TRUST DEED PAYABLE AT 10 PERCENT ANNUM INTEREST ONLY MONTHLY PAYMENTS FOR 3 YEARS AND THEN A BALLOON PAYMENT--MONTHLY PAYMENTS TO BE \$200.00 PER MONTH. THERE SHALL BE A 10 PERCENT LATE CHARGE IF PAYMENTS ARE NOT RECEIVED WITHIN 15 DAYS OF THE DATE IT IS DUE. THE BALANCE OF \$24,000.00 IS DUE AND PAYABLE AUGUST 1, 1995.
3. TRUST DEED TO BE USED IS A STEVENS NESS FORM #881 1992 WITH THE FOLLOWING CHANGE: DELETE (HAVING OBTAINED THE WRITTEN CONSENT OR APPROVAL OF THE BENEFICIARY) INSERT (PAYING THE PROMISSORY NOTE IN FULL)
4. TAXES AND IRRIGATION FEES TO BE PAID WHEN DUE, BY THE BUYER, AND NOTIFICATION SENT TO SELLER THAT SAID TAXES AND IRRIGATION FEES HAVE BEEN PAID -- IF THEY HAVE NOT BEEN PAID THEN THE SELLER HAS THE RIGHT TO ADD THIS UNPAID AMOUNT OF BUYERS PRINCIPAL BALANCE.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 4th day
 of Aug. A.D., 19 92 at 11:44 o'clock A M., and duly recorded in Vol. M92
 of Deeds on Page 17284

Evelyn Biehn County Clerk

FEE \$35.00

By Daniel Y. Miller