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WAIVER OF LANDLORD OR MORTGAGEE

This agreement made and entered into on the 24th day of August, 1992, by and between WESTERN BANK, (hereinafter called the "Secured Party") and

Janner Enterprises
(hereinafter called "Landlord" or "Mortgagee").

1. The Landlord or Mortgagee hereby agrees that the Secured Party may remove now or hereafter the following described personal property:

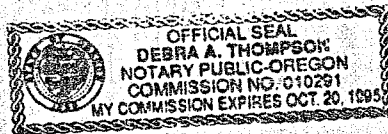
ALL FIXTURES
GROOMING EQUIPMENT
Fish Tank Setups
Inventory

Excluded: Ceiling Light Fixtures, hot water heater, & bath fixture
belonging to the landlord

from the following described premises:

1739 WASHBURN WAY
Klamath Falls, OR 97603

Return to: Western Bank
P.O. Box 669
Klamath Falls, Or 97601



located in the City of Klamath Falls, State of Oregon

2. The Landlord or Mortgagee agrees that the personal property described will remain personal property even though it may be affixed to or placed in, under or upon the premises.
3. The Landlord or Mortgagee hereby waives any right, title, claim, or interest in the above described personal property by reason of said personal property being attached to, resting upon or under the premises, and hereby grants the Secured Party permission to remove the personal property from the premises at any reasonable time. The Secured Party will not be liable for the condition of the premises after removal of the personal property so long as reasonable care is used in effecting such removal.
4. All of the terms and conditions of this waiver agreement shall be binding on and inure to the benefit of the parties, their heirs, administrators, successors and assigns.

IN WITNESS WHEREOF, the parties hereto have executed this waiver agreement on the day and year first written above.

LANDLORD OR MORTGAGEE

By Melvin Stewart Gartner
Authorized Signature

WESTERN BANK

By Stephen J. Zellers
Authorized Signature

STATE OF OREGON Klamath County ss:

On this 24 day of Aug, 1992, personally appeared the above named Melvin Stewart and acknowledged the foregoing instrument to be his voluntary act and deed.

My commission expires:

Oct 20, 95

Before me:

Debra A. Thompson
Notary Public for Oregon

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 27th day of Aug. A.D., 19 92 at 9:37 o'clock A M., and duly recorded in Vol. 92 of Mortgages on Page 19496

Evelyn Biehn, County Clerk

By Debra A. Thompson

FEE \$10.00