

MTC 29300
AGREEMENT

It is recited that O'CONNOR LIVESTOCK COMPANY, and FRANCES O'CONNOR ENTERPRISES, INC., both Oregon Corporations and MURIEL M. O'CONNOR, formerly Muriel M. Vandenberg, hereinafter called O'Connor, have some interest in the following described real property, such interest being mineral rights including rights of exploration and removal, such land located in Klamath County, Oregon:

The SW 1/4 of Section 13, Township 40 S., Range 9, E.W.M.,
SAVING AND EXCEPTING that portion within the U.S.B.R.
C Canal.

Such rights of O'Connor are disclosed by documents recorded in Vol. M74 at page 6300, Vol. M74 at page 15526, Vol. M74 at page 6307, in Vol. M74 at page 15807, Microfilm and deed records of Klamath County, Oregon.

In consideration of a loan from KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION to SCOTT BALIN and CINDY LEE BALIN, husband and wife, in the amount of \$206,000 O'Connor hereby agrees to restrict exploration and development of such mineral rights so that O'Connor will not interfere with the buildings, including residence, and the real property immediately surrounding such buildings, located upon the above described real property. This agreement places no restrictions on O'Connor regarding the remainder of the real property where buildings are not presently located, which consists of approximately 100 acres.

The term of this agreement shall be for the term of such loan from KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION to SCOTT BALIN and CINDY LEE BALIN, husband and wife, and upon payment in full and satisfaction of such loan, this agreement shall terminate. Conclusive evidence of such satisfaction of such loan being satisfied shall be deed of reconveyance issued to Scott Balin and Cindy Lee Balin, or their successors in interest reconveying trust deed issued as security for the above referred to loan.

This agreement shall be binding, not only upon the parties hereto, but to their heirs, successors and assigns as well.

Dated: April 6, 1993.

O'CONNOR LIVESTOCK COMPANY, an Oregon Corporation

By John M. O'Connor Susan K. McVay
President Secretary

FRANCES O'CONNOR ENTERPRISES, INC., an Oregon Corporation

By James H. O'Connor John O'Connor
President Secretary

Muriel M. O'Connor
Muriel M. O'Connor, formerly Muriel M.
Vandenberg

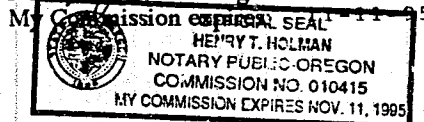
STATE OF OREGON

] ss.

County of Klamath

On this 6th day of April, 1993, personally appeared John M. O'Connor and Suzan K. McVay, who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that latter is the secretary of O'Connor Livestock Company, an Oregon corporation, that said instrument was signed on behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed. Before me:

Henry T. Holman
Notary Public for Oregon



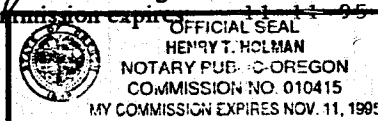
STATE OF OREGON

] ss.

County of Klamath

On this 6th day of April, 1993, personally appeared James O'Connor and John O'Connor, who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that latter is the secretary of Frances O'Connor Enterprises, Inc., an Oregon corporation, that said instrument was signed on behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed. Before me:

Henry T. Holman
Notary Public for Oregon
My Commission expires 11-11-95



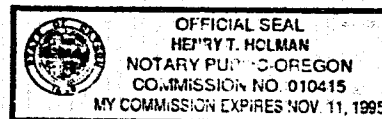
STATE OF OREGON

] ss.

County of Klamath

The foregoing instrument was acknowledged before me this 6th day of April, 1993, by Muriel M. O'Connor, formerly Muriel M. Vandenberg, and acknowledged the foregoing instrument to be her voluntary act and deed.

Henry T. Holman
Notary Public for Oregon
My Commission expires: 11-11-95



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co the 7th day of April, A.D., 19 93 at 2:47 o'clock P M., and duly recorded in Vol. M93 of Mortgages on Page 7102.

FEE \$15.00

Evelyn Biehn, County Clerk

By Douglas M. Henderson

Return: Klamath First Federal