

AGREEMENT

ATC # 751185 Vol. m95 Page 2224

Option granted this 12th day of Nov. 1993, by John Batzer & Jeff Britharth
 Hereinafter called the Optionor to R.L. Peterson at address of
 Suite 213-213, 5150 Mae Anne Ave. Reno, NV hereinafter called the Optionee's.

1. **Grant of Option.** The Optionor for valuable consideration paid by the Optionee the receipt whereof is hereby acknowledged, hereby grants to the Optionee's the exclusive right at his Option, for and during the period of 10 year(s) from 11-12-93 the date hereof, to purchase a Twelve (12 %) or Twelve Percent interest, as a tenant in common with the Optionors, for the price of One Hundred Dollars (\$ 100.00) which has been acknowledged & paid upon the delivery of a deed as hereinafter provided. Property is: Sportsman Paradise Mobile Home Tr.

2. **Exercise of Option.** In case the Optionee shall elect to purchase said property, she shall signify such election by written notice thereof, served upon the Optionor within the time above limited, and thereafter the Optionor shall deliver to the Optionee a Title Insurance Policy to the said property, within ten (10) days from the service of such notice, and the Optionee shall have thirty (30) days after the delivery of such preliminary title report in which to examine the title and to complete such purchase.

3. **Conveyance.** If the Optionee shall complete such purchase, the Optionor shall give a good and marketable title and fee simple to the said property, free and clear of all taxes and encumbrances. Except that of record.

4. **Place of Performance.** All notices tenders and deliveries hereunder shall be served & made Attention Optionors c/o P.O. Box 687, Medford, Ore. 97501

5. **Covenant Against Transfer and Encumbrances.** The Optionor shall not during during the term of this option, convey, transfer or vest any title or beneficial interest in any other person, and shall not mortgage, remortgage, or in any other way encumber the within real estate, or suffer any liens, attachments, or any other changes in title, without the prior express written approval of the Optionee. The Optionor shall further hold harmless and indemnify the Optionee from any & all claims by reason of any transfer in title or encumbrances upon the property.

6. **Termination of Option.** If the Optionee shall not elect to purchase the said property, or shall fail to complete the said purchase within the time and in the manner hereinbefore provided, his option hereunder shall terminate without further action, time being of the essence.

7. **Option / Assignable.** This Option is fully assignable and is binding on each of the Parties, heirs, executor's and assignees.

8. **Property Damage.** In the event of damage or destruction of properties condition during the term of this Option Agreement, Optionee(s), may exercise their option & benefit by Twelve (12 %) of any insurance or condemnation proceeds or sale proceeds, if applicable.

9. **Recorded Memorandum of Option.** Optionor/trustees shall sign a Memorandum of this Option in recordable form. Legal description:

See attached Exhibit "A"

Commonly known as SMHP, Reno, Ore. Klamath County

10. **Option Obligations.** This is a legal and binding agreement between the stated parties above and shall bind their heirs, assigns, assignee's, executors or trustee's thereof.

11. **Consideration of Option.** Value of Option Consideration of One Hundred Dollars and good and valuable consideration (\$ 100.00*****) receipt acknowledged thereof by Optionor.

IN WITNESS WHEREOF, the said _____ Optionor has hereunto set this hand and seal this _____ Day of _____, 1993.

11-12-93

Optionor Date

Witness to Optionor

Date

State of Oregon)

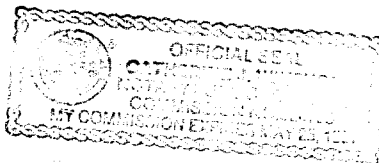
County of Jackson) ss.

On 11/12/93 Personally appeared the above named Jeff Britharth & John L. Batzer

and acknowledged the foregoing instrument to be a voluntary act and deed.

Before Me: Caroline J. Winston

My Commission Expires: 5/25/97



After recording, return to:
 Optionee at
 Suite 213-213
 5150 Mae Anne Ave.
 Reno, NV. 89523

EXHIBIT "A"
LEGAL DESCRIPTION

ORIGINAL

A parcel of land situate in the NW1/4 of Section 1, Township 40 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning 854.4 feet West of the center of Section 1, Township 40 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon; thence North 620 feet to the South side of the Ashland-Klamath Falls State Highway; thence South 75 degrees 45' West, 200 feet; thence North 70 degrees 15' West, 200 feet; thence North 45 degrees West 200 feet; thence North 8 degrees 45' West, 400 feet; thence North 45 degrees West, 75 feet along the said State Highway; thence South 1122.6 feet; thence East 630.8 feet to the place of beginning.

A parcel of land situate in the NW1/4 of Section 1, Township 40 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point 600 feet West of the center of Section 1, Township 40 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon; thence North 779 feet to the South side of Ashland-Klamath Falls Highway; thence South 58 degrees West 300 feet; thence South 620 feet; thence East 254.4 feet to the place of beginning,

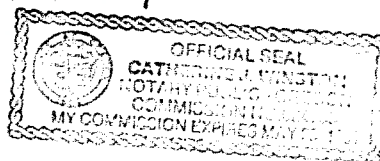
ALSO

Beginning at a point 400 feet West of the center of Section 1, Township 40 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon; thence North 900 feet to the South side of Ashland-Klamath Falls Highway; thence South 58 degrees 45' West 233 feet; thence South 779 feet; thence East 200 feet to the place of beginning.

Also known as Sportsman Park Keno Oregon

X
J. A. [Signature]
J. A. [Signature]
State of Oregon
Notarized - Catherine J. Winston

dated 11/12/95



Part 2 of 2 with Agreement on SRMP

KENO, Ore. Klamath County

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title co the 31st day
of Jan A.D., 19 95 at 3:39 o'clock P.M. and duly recorded in Vol. 2224
of Deeds on Page 2224

FEE \$35.00

Bernetha G. Letsch, County Clerk

By Doreen [Signature]