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Loan No. 12320

Loan No. 12321

Loan No. 12322

COMMON DEFAULT AGREEMENT

Agreement made this 24 day of January, 1997, by and between LARRY D. OLSON and ELIZABETH L. OLSON, husband and wife (hereinafter collectively referred to as the "Borrowers") and THE MUTUAL LIFE INSURANCE COMPANY OF NEW YORK (hereinafter referred to as "Lender").

RECITALS

A. Lender is the owner and holder of certain Promissory Note, in the original principal amount of One Million Three Hundred Fifty Thousand and 00/100 Dollars (\$1,350,000.00), evidencing MONY Loan No. 12320, made by Borrowers and dated January 24, 1997, which said Note is secured by a Oregon Real Estate Mortgage And Security Agreement of even date therewith, encumbering certain real and personal property situated in Lake County, Oregon, as more particularly described therein, which said Mortgage was recorded on _____, 1997, in Official Records Book _____, Page _____, as Record No. _____, in the Office of the Recorder of Lake County, Oregon;

B. Lender is the owner and holder of certain Promissory Note, in the original principal amount of Four Hundred Fifty Thousand and 00/100 Dollars (\$450,000.00), evidencing MONY Loan No. 12321, made by Borrowers and dated January 24, 1997, which said Note is secured by a Oregon Real Estate Mortgage And Security Agreement of even date therewith, encumbering certain real and personal property situated in Klamath County, Oregon, as more particularly described therein, which said Mortgage was recorded on January 27, 1997, in Official Records Book 117, Page 2246, as Record No. _____, in the Office of the Recorder of Klamath County, Oregon;

C. Lender is the owner and holder of certain Promissory Note, in the original principal amount of Eight Hundred Thousand and 00/100 Dollars (\$800,000.00), evidencing MONY Loan No. 12322, made by Borrowers and dated January 24, 1997, which said Note is secured by a Oregon Real Estate Mortgage And Security Agreement of even date therewith, encumbering certain real and personal property situated in Klamath County, Oregon, as more particularly described therein, which said Mortgage was recorded on January 27, 1997, in Official Records Book 117, Page 2262, as Record No. _____, in the Office of the Recorder of Klamath County, Oregon;

D. MONY Loan No. 12320, MONY Loan No. 12321 and MONY Loan No. 12322, were made by Lender on the express condition that the Notes evidencing MONY Loan No. 12320, MONY Loan No. 12321 and MONY Loan 12322, and the Mortgages securing said loans, be tied together with a common default agreement.

NOW THEREFORE, in consideration of the extension of credit by Lender to the Borrowers, the mutual promises of the parties hereto and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Borrowers hereby agree with Lender as follows:

Anything in the Notes and Mortgages evidencing and securing the aforesaid loans to the contrary notwithstanding, upon default in the repayment of the indebtedness of any of the above identified Notes, or upon default in the performance of any covenant, agreement, term, or condition of any of the three above identified Mortgages, which is not cured within the applicable notice and cure period provided in

such Notes or Mortgages, the Holder of the Notes and Mortgages shall have the option of maturing the indebtedness evidenced by all three said Notes and foreclosing all three of its Mortgages, even though the one of other Notes be not then in default.

Except as herein above modified, the above identified Notes and Mortgages, remain in full force and effect and the Borrowers hereby ratify and confirm all the terms, conditions, and obligations of the above identified Notes and Mortgages.

This agreement shall bind and inure to the benefit of the successors and assigns of the parties hereto.

BORROWERS

Larry D. Olson
Larry D. Olson

Elizabeth L. Olson
Elizabeth L. Olson

LENDER

The Mutual Life Insurance
Company of New York

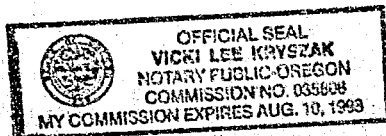
Attest: David M. Brown
David M. Brown
Assistant Secretary

BY: David E. Brown
David E. Brown
Assistant Director
of Agricultural Investments

STATE OF OREGON

COUNTY OF Multnomah

This instrument was acknowledged before me on the 24 day of January, 1997, by
Larry D. Olson and Elizabeth L. Olson, husband and wife.



Vicki Lee Kryszak
Notary Public, State of Oregon
My Commission Expires: 8/10/99
Printed Name of Notary: Vicki Lee Kryszak

STATE OF MISSOURI
COUNTY OF ST. CHARLES

On this 22nd day of January, 1997, before me, the undersigned, a Notary Public in and for the State of Missouri, duly commissioned and sworn, personally appeared David L. Brown and David M. Brown to me known to be a Assistant Director of Agricultural Investments and Assistant Secretary, respectively, of The Mutual Life Insurance Company of New York, the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year in this certificate above written.

Sharon M. Speak
Notary Public, State of Missouri
My Commission Expires: _____

Printed Name of Notary

SHARON M. SPEAK
Notary Public - Notary Seal
STATE OF MISSOURI
St. Charles County
My Commission Expires: Dec. 7, 1998

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STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of _____ Klamath County Title
of January A.D., 19 97 at 10:23 o'clock A.M., and duly recorded in Vol. M97 day
of Mortgages on Page 2278

FEE \$20.00

Bernetha G. Letsch, County Clerk
by Hastina Ross