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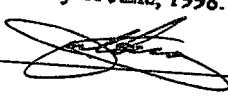
RELEASE OF LEASEHOLD INTERESTS
AND RELEASE OF FIRST RIGHT OF REFUSAL

FOR VALUABLE CONSIDERATION, Randy Jertberg and Laura Jertberg, dba Susanville Nursery, and Sierra-Cascade Nursery, Inc., an Oregon corporation, do hereby release and quitclaim to Agricultural Resources, an Oregon Limited Partnership, all of their rights and interests under all leases and rental agreements, either recorded or unrecorded, and pertaining to or affecting the real property in Klamath County, Oregon described on Exhibit A attached hereto and incorporated herein by this reference.

Sierra-Cascade Nursery, Inc. further quitclaims and releases to Agricultural Resources its First Right of Refusal to purchase the real property described on Exhibit A and set forth in that certain unrecorded Agricultural Lease and First Right of Refusal between the parties dated September 21, 1994

Dated this 11th day of June, 1998.


Randy Jertberg

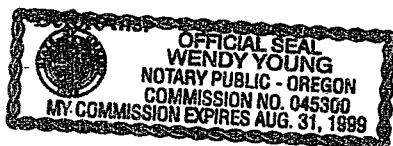

Laura Jertberg

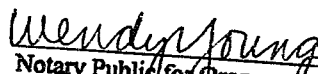
SIERRA-CASCADE NURSERY, INC.

By: 
Randy Jertberg, President

STATE OF OREGON, County of Klamath) ss.

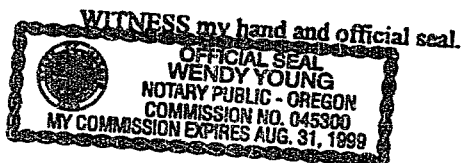
Personally appeared the above-named Randy Jertberg and Laura Jertberg who acknowledged the foregoing instrument to be their voluntary act and deed.





Notary Public for Oregon
My Commission Expires: 8-31-99

STATE OF OREGON, County of Klamath) ss.

Personally appeared Randy Jertberg, and acknowledged that he executed the foregoing instrument as President of Sierra-Cascade Nursery, Inc., an Oregon corporation.




Notary Public for Oregon
My Commission Expires: 8-31-99

RELEASE OF LEASEHOLD INTERESTS AND RELEASE OF FIRST RIGHT OF REFUSAL

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EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1:

A tract of land being a portion of Parcel 2 of "Minor Land Partition 15-90". Situated in the W1/2 E1/2 and the NE1/4 NW1/4 of Section 36, Township 37 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the North 1/4 corner of said Section 36; thence North 89 degrees 05' 03" East 1,323.78 feet to the East 1/16 corner common to Sections 25 and 36 and the West line of that tract of land owned by Mike and Donna Russell; thence South 00 degrees 21' 57" West, along the said tract of land, 1,320.15 feet to a fence corner; thence the following courses and distances generally along an existing fence line; South 00 degrees 14' 09" East 1,318.34 feet, South 00 degrees 05' 02" East 962.47 feet, South 89 degrees 25' 11" West 1,132.76 feet; thence south 89 degrees 25' 11" West, to a point on the center line of Squaw Flat Road and on the West boundary line of said Parcel 2, 26.9 feet more or less; thence the following courses and distances along said boundary; North 00 degrees 10' 06" West 2,732.58 feet, along the arc of a curve to the left (radius equals 1,909.86 feet and central angle equals 05 degrees 00' 00") 166.67 feet, North 05 degrees 10' 06" West 546.22 feet and along the arc of a curve to the left (radius equals 954.93 feet and central angle equals 09 degrees 09' 08") 152.54 feet, North 89 degrees 05' 03" West 42.65 feet to the point of beginning, with bearings based on "Minor Land Partition 15-90".

Subject to: A 20 foot wide irrigation easement, the centerline of which is more particularly described as follows:

Beginning at a point on the South line of the above described tract of land, from which the Southeast corner of said Tract of land bears North 89 degrees 25' 11" East 587.87 feet; thence North 31 degrees 11' 49" East 1,132.14 feet to a point on the East boundary line of the said tract of land.

PARCEL 2:

The NE 1/4 of the NE 1/4 of Section 36, Township 37 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon.

AFTER RECORDING, RETURN TO:

WILLIAM M. GANONG
ATTORNEY AT LAW
514 WALNUT AVE.
KLAMATH FALLS OR 97601

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Ameri title the 7th day of July A.D., 19 98 at 11:05 o'clock A. M., and duly recorded in Vol. M98 of Deeds on Page 23849.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Kres