

that a mediator be appointed, and that a mediator through the Office of Public Counsel attempt to work out some kind of agreement. I am very close to the banking community. I have visited with many bankers who are seriously concerned, and who, in some instances, are doing exactly what Senator Johnson is trying to do by statute, they are doing voluntarily. They are trying to work with individuals. I spoke with Mr. Howard Holstein, who up until a few days ago was head of the Capital Credit Corporation of the Production Credit Association who was going to try to do exactly what Senator Johnson is trying to do by statute. So we know that those things can be done in some instances. We know that many times the creditor has the ability to work out some sort of situation where there would be some forgiveness and some...and still provide for some kind of equity because we recognize, and I think Senator Rod Johnson has pointed out here by the introduction of this bill that if you take the last acre that the farmer has, the last dollar that he has, there becomes then another obligation and that is going to fall upon this state government, and I don't know what Senator Vard Johnson or Senator Jerry Warner would tell you about this but I would just about guess that they can calculate some of the cost to the welfare system and some of the cost to government if we do nothing. So there is going to be a cost to us in one direction or another. There are some procedures, there are some procedures now that provide for mediation of disputes. I well recall when we passed the medical malpractice bill almost ten years ago, we set up a mediation board, a review board. It has worked very well. It has been held constitutional. I think we ought to take a look at that and I think that Senator Johnson has agreed to allow his bill to be amended with this language, but maybe if we have time over the weekend, we might be able to answer some of the questions that were raised here earlier. I want to say this, I think as Senator Johnson has pointed out, the problem will not go away. It will not go away. It will only become more and more serious. I do agree with what some of the individuals have said that it may be, we may be at a turning point. Who knows? I would think that, first of all, if the Federal Land Bank, those individuals who provide credit to farmers, would say, wait a minute,...

SPEAKER NICHOL: One minute.

SENATOR SCHMIT: ...we are not going to continue to drive down the price of real estate by forced liquidation. We are