

KNOW ALL MEN BY THESE PRESENTS, That Harry J. Beardsley and Eunice J. Beardsley, husband and wife, Grantors, in consideration of \$1.00 paid them, and of love and affection, do hereby grant, bargain, sell and convey unto K. Melvin Erwin, as Trustee, the following described real property situate in Klamath County, Oregon, to-wit:

Lot 13, Block 215, Mills Second Addition to the City of Klamath Falls, Oregon; also

A portion of Tracts 25 and 32, TOWNSEND TRACTS, more particularly described as follows:

South 74.25 feet of East 100 feet of Lot 25 and that portion of Lot 32 described as follows:

Commencing at the Southeast corner of Tract 25 of said Townsend Tracts; thence South on a line parallel to the West line of said Tract 32 a distance of 17.75 feet; thence West on a line parallel to and 17.75 feet distant from the North line of said Tract 32 a distance of 100 feet; thence North on a line parallel to West line of said Tract 32 a distance of 17.75 feet to the North line of said Tract 32; thence East along the North line of Tract 32 a distance of 100 feet to the point of beginning.

TO HAVE AND TO HOLD the same unto the said K. Melvin Erwin, as Trustee, on the following trusts to-wit:

- (1) To rent said properties until they can be advantageously sold;
- (2) To sell said properties on such terms, cash or credit, as said Trustee, in his sole discretion, may deem proper, and to employ brokers for that purpose, and to execute all necessary conveyances. No purchaser shall be required to see to proper application of purchase money;
- (3) To pay expenses, including but not limited to, taxes, insurance premiums, attorney's and broker's, including also reasonable charges for his own services;
- (4) To pay any overplus, in equal shares, unto:

K. Melvin Erwin, P.O. Box 494, Klamath Falls, Oregon,
Russell A. Beardsley, 3125 Bridle Dr., Hayward, California,
Chas. H. Beardsley, 744 Keystone Avenue, River Forest,
Illinois, 60305;
Lt. Col. Orville D. Beardsley, 384 Fairchild, Travis
Air Force Base, California;
John O. Beardsley, 3737 Clay Products Drive, Anchorage,
Alaska, 99503;
Ralph M. Beardsley, 750 Pioneer Ct., Redding, Calif., 96001;

in convenient installments, not less than annually. Should any thereof be deceased, leaving issue, the share of the deceased shall be paid to such issue by right of representation. Should any thereof be deceased, leaving no issue, the share shall be paid to the surviving spouse of the deceased. Should any

1 thereof be deceased, leaving neither surviving issue or surviving spouse, the
2 share shall be divided between the others above named or their issue.

3 IN WITNESS WHEREOF, We have hereunto set our hands and seals the 9th day
4 of August, 1965.

5 Harry J. Beardsley (SEAL)
6 Eunice J. Beardsley (SEAL)

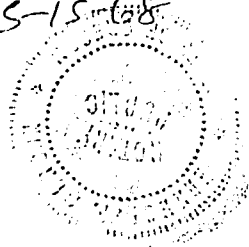
7 STATE OF OREGON)
8 County of Klamath) SS

9 On this 9th day of Sept, 1965, before me, the undersigned, a Notary Public
10 in and for said County and State, personally appeared Harry J. Beardsley and
11 Eunice J. Beardsley, husband and wife, known to me to be the identical indivi-
12 duals described in and who executed the within instrument, and acknowledged to
13 me that they executed the same freely and voluntarily.

14 IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official
15 seal the day and year first herein written.

16 Ernest F. Hoda
17 Notary Public for Oregon

18 My Commission expires: 5-15-68



19 STATE OF OREGON; COUNTY OF KLAMATH; ss.

20 Filed for record at request of Hanong, Hanong & Gordon
21 this 10th day of September 1965 at 1:30 P.M., and
22 duly recorded in Vol. 17-65, d. Lead Page 1568

23 Fee 3.00

24 ROBERTY ROGERS, County Clerk
25 By Lucas M. Knutson