

said daughter, Arthada Weber, unto my grandchildren, the same being the adopted children of Arthada Weber and the natural children of my daughter, Aleen Emery.

FOURTH: I hereby give, devise and bequeath unto my beloved wife, Jane Renner, certain residence property owned by me in the City of Oakland, California, having a street address as follows: 658 Valle Vista Avenue.

FIFTH: All of the rest, residue and remainder of my estate, real, personal and mixed, I give, devise and bequeath to the First National Bank of Oregon, in trust, however, upon the following terms and conditions:

I

In the event that my said Executors have not been able to convert all of my real and personal property into cash, I direct that my Trustee immediately pursue such effort to convert the same into cash as rapidly as possible without sacrificing such property.

II

The terms upon which this trust shall exist are as follows:

III

(a) If my wife, Jane Renner, shall have survived me, my Trustee shall divide my residuary estate into two trusts, one of which, hereinafter referred to as Trust "A", shall be held and applied as provided in Part IV hereof, and one of which, hereinafter referred to as Trust "B", shall be held and applied as provided in Part V hereof.

(b) Trust "A" shall consist of such fractional share of my residuary estate as will equal fifty per cent (50%) of my adjusted gross estate, as finally

Ralph H. Renner
ds

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determined for federal estate tax purposes, less the aggregate amount of any marital deductions allowed by reason of any property or interest in property passing, or considered to pass for such tax purposes, from me to my said wife otherwise than by the provisions of this part III of my Will, and such share shall not be diminished by any estate or inheritance taxes made payable by reason of my death. My Trustee shall have unrestricted discretion to determine what assets shall be included in Trust "A", and for the purposes of division and allocation all values shall be those finally determined for federal estate tax purposes; provided, however, my Trustee shall not include in Trust "A" any asset with respect to which a marital deduction for federal estate tax purposes would not be allowable if such asset were bequeathed or devised directly by me to my said wife; and provided further, however, that Trust "A" and Trust "B" shall share proportionately in the market value at the time of allocation of all assets available for allocation, including the appreciation or depreciation in the value of assets to the date of division and allocation.

No power or discretion granted to the Trustee under this Will shall be exercised in such manner as to disqualify Trust "A" or any part thereof for the marital deduction in the calculation of federal estate taxes.

In the event that the property received by my said wife, other than by the terms of this Will, by reason of joint ownership and the like, shall equal or exceed one-half of the total value of my taxable

Ralph J. Rensier
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estate, then I direct that Trust "A" shall not be effective and that that property held by my Trustee shall be held under Trust "B" as hereinafter specified.

Trust "B" shall consist of all that part of my residuary estate which is not included in Trust "A"

(c) If my said wife shall have predeceased me, the division of the trust estate herein provided shall not be made and the entire trust estate shall be held, applied and distributed as hereinafter provided for Trust "B".

IV

Trust "A", hereafter in this Part IV referred to as the trust estate, shall be held, applied and distributed in the manner following:

(a) My Trustee shall pay to my said wife, for so long as she shall live, in convenient installments but not less often than annually, the net income of the trust estate and such sums from principal as my Trustee shall deem necessary or advisable, in addition to such net income for her care, support, maintenance and reasonable comforts.

(b) Upon the death of my said wife, my Trustee shall distribute the then remainder of Trust "A: to such persons or other distributees, including her estate if she shall so provide, and in such proportions as my said wife shall appoint by an instrument, other than a Will, executed and acknowledged in the manner required for the execution and acknowledgment of a deed to real property in the State of Oregon, filed with my

Ralph Thinner
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Trustee during the lifetime of my said wife, and remaining unrevoked at the time of her death.

My said wife is not limited to one exercise of the power of appointment herein granted to her, and her any exercise of such power may be revoked or modified by a subsequent instrument, other than a Will, executed and acknowledged by her in the manner above provided and filed with my Trustee during her lifetime.

(c) If my said wife shall fail to exercise in the manner above provided, the power of appointment herein granted to her or if her exercise of such power shall fail to provide for the disposition of the whole of the trust estate remaining at her death, the trust estate remaining upon her death or such part thereof as shall not have been appointed by my said wife, shall be added to and become a part of Trust "B", to be held, applied and distributed as provided in the following Part V.

Trust "B" hereafter in Paragraphs V, VI and VII referred to shall be held, applied and distributed in the following manner:

V

That out of the income from said Trust "B" and in the event said income is insufficient, then I hereby authorize my Trustee to invade the principal of said trust and to pay over unto my said wife, such sum of money which will, together with her other income, average the sum of One Thousand Dollars (\$1,000.00) per month. I expect that my wife shall have separate property and income of her own, but it is my express desire that she be amply cared for, and I have made provisions for hospital and doctor bills for my wife and daughters in this, my Last Will and Testament.

Ralph T. Rimmer
RB

VI

To pay over to my daughter, Aleen Emery, the sum of \$750.00 per month, and unto my daughter, Arthada Weber, the sum of \$500.00 per month, each out of such income, and in the event such income be insufficient to make this payment, then my Trustee shall have the right to invade principal. These payments are to continue during the lifetime of my said two daughters, but shall cease and determine upon the death of either of them as to the deceased person, and such \$750.00 and \$500.00 per month shall be divided among the grandchildren, the children of such deceased child, including adopted children. Ten (10) years after the date of death of the last survivor of my said wife and two daughters, the remaining assets in said Trustee's hands shall be divided in as many equal parts as I shall have then grandchildren surviving, either adopted or natural, and my Trustee shall distribute one of such shares to each grandchild.

VII

The interest of the beneficiaries in principal or income in this trust shall not be subject to claims of their creditors or others, nor to legal process and may not be voluntarily or involuntarily anticipated, alienated, or encumbered. It is further provided that my said Executors and my said Trustee shall pay out of my estate all inheritance, gift and legacy taxes due upon my estate, such taxes not to be allocated or divided between the beneficiaries in any manner whatsoever.

VIII

My Trustee shall have the power:

Ralph H. Rimmer
RS

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(a) To manage, sell, convey, exchange, encumber, divide, subdivide, improve and maintain the trust estate or any part thereof; to grant options and create restrictions, easements and other servitudes; to carry insurance in such amount and against such hazards as the Trustee may deem advisable; to lease, license and create such other rights, privileges and interests as the Trustee may deem advisable for terms within or extending beyond the duration of the trust.

(b) Upon any division or distribution of the trust estate to partition, allot and distribute the trust estate to partition, allot and distribute the trust estate in undivided interests or in kind at valuations determined by the Trustee, or partly in kind and partly in cash, and to sell such property as the Trustee may deem appropriate.

(c) To pay assessments and other sums deemed necessary by the Trustee for the protection of the trust estate; to participate in voting trusts, pooling agreements, foreclosures, reorganizations, consolidations, mergers, and liquidations, and in connection therewith to deposit securities with and transfer title to any protective or other committee or fiduciary; to give proxies, general and special; to exercise or sell stock subscriptions or conversion rights; to accept and retain as an investment any securities or other property, whether or not authorized by law for the investment of trust funds, received through the exercise of any of the foregoing powers.

(d) To realize, by suit or otherwise, upon any insurance policy, promissory note or other chose in action of the trust estate, and in settlement thereof

Ralph Turner
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to compromise, discount, adjust, extend or abandon same; to commence and prosecute to such determination as it shall deem proper such suit, action or other proceeding as it shall consider appropriate to protect, preserve, or recover the trust estate or any part thereof.

(e) To invest and reinvest the trust estate in such bonds, mortgages, debentures, preferred and common stocks, and other property, real or personal, including any common trust fund administered by the Trustee, as it shall deem prudent; and to retain as an investment any property in any way received or acquired by it for so long as it shall consider such retention of probable benefit to the trust estate and beneficiaries thereof.

(f) To purchase from the estate of the Trustor, whether or not the Trustee would otherwise make such an investment, any of the assets thereof at the value shown by the inventory and appraisal of the Trustor's estate, in order to enable the Trustor's personal representative to convert such property into cash.

(g) To advance funds for the benefit of the trust estate, or for the payment of any distributive share or interest, any such advance with interest at current rates, to be a first lien upon the trust estate; to borrow money for such purpose as the Trustee shall deem proper; and to pledge, mortgage or hypothecate the assets of the trust estate, in whole or in part as security for the repayment of such loans or advances.

(h) To employ such attorneys or agents as it may consider necessary.

(i) To do all things it might do in the absence of the foregoing specific powers.

Ralph T. Brown

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(j) My Trustee shall have the authority to pay for and on behalf of any beneficiary hereunder in addition to such amounts as it shall in its sole discretion determine necessary for unusual costs of sickness or accident without deducting such sums from other sums payable hereunder.

SIXTH:

I hereby nominate, constitute and appoint Theodore R. Conn, Margaret Wherland and Jess Roberts as Executors of this, my Last Will and Testament, and direct that none of said Executors shall be required to post any bond or undertaking for their faithful performance of their duties as such and should any one or more of my said Executors be unable for any reason whatsoever to serve, the remaining Executors qualifying shall have the right to select additional Executors to fill said vacancies and such Executors so selected shall not be required to file any bond or undertaking.

SEVENTH:

I hereby revoke all former and other Wills and testamentary dispositions by me at any time heretofore made.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 7th day of January, 1972.

Ralph T. Renner

The foregoing instrument, consisting of this and eight (8) preceding typewritten pages, was subscribed, sealed, published and declared by R. T. RENNER as and for his Last Will and Testament, in our presence and in the presence of each of us, and we at the same time, at his request, in his presence and in the presence of each other hereunto subscribed our names and residences as attesting witnesses this 7th day of January, 1972.

Chara Belle Kimsey, residing at Lakeview, Oregon.

Barbara Anderson, residing at Lakeview, Oregon.

Page 9 - Last Will and Testament of

Ralph T. Renner

CERTIFIED TO BE A TRUE AND
CORRECT COPY OF THE ORIGINAL
FAIRY HAMMERSLEY,
COUNTY CLERK
BY *Karen O'Connor* DEPUTY

LAKE CO. OREGON
FILED

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AT APR 4 AM 2 50

FIRST CODICIL TO THE
LAST WILL AND TESTAMENT OF CLERK
RALPH T. RENNER
dated January 7, 1972

KNOW ALL MEN BY THESE PRESENTS: that I, RALPH T. RENNER, also known as and called R. T. Renner, being over the age of eighteen years, of sound and disposing mind and memory and not acting under fraud, duress or undue influence from any person whomsoever, do hereby make and declare this the First Codicil to my Last Will and Testament, dated January 7, 1972. I hereby confirm all the provisions of my Will above mentioned, except as may be hereby altered.

I hereby give and devise unto my daughters Arthada Weber and Aileen Emery for and during their natural lifetime that certain real property known as my cabin and particularly described as follows, to-wit:

Beginning at a point on the California-Oregon State Line, said point being North 89°52' East 928 feet from the southwest corner of fractional Section 19, Township 41 South, Range 18 East of the Willamette meridian, thence running North 752.4 feet; thence East 660 feet; thence South 752 feet to the said California-Oregon line; thence North 89°52' West along said line 660 feet to the point of beginning. Containing 11.4 acres, more or less.

Together with the right of ingress to and egress from the above described real property over and across the properties of the grantors herein along existing roads and from the County road of Lake County, Oregon, terminus of the present private roadway and its connection with the county road located in Section 20, Township 41 South, Range 19 East of the Willamette Meridian. Also

giving and granting unto the grantees herein and their immediate family the right to fish and boat upon that certain reservoir known as the Renner reservoir, located in Sections 19 and 20, Township 41 South, Range 18 East of the Willamette Meridian.

I further give and bequeath the remainder over after the survivor of my said two daughters when deceased, to my grandchildren in equal shares, both natural grandchildren and adopted grandchildren. It being my intent and purpose to provide for my family and their friends and descendants for the use of

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said property as fully and completely as I might use it if alive.

In my Will I have provided a life estate in the property purchased by me from Patricia Thornburg for my daughter Arthada Weber and have provided in a trust agreement for the payment of monthly sums of both of my daughters. Because of the fact that I have given a life estate in the Thornburgh property to my daughter Arthada Weber, I have made the differential in the amount of the monthly stipend to my said daughters. I presently now desire to increase such monthly stipend to my daughter Arthada Weber, to the sum of \$600 per month, but to leave the stipend for my daughter Aileen Emery at \$750 per month. The difference being the gift by me of a life estate in the Thornburgh property to my daughter Arthada Weber, which should more than compensate her for the difference in the monthly stipend.

IN WITNESS WHEREOF I have hereunto set my hand and seal this 13th day of January, 1972.

R. T. Renner

The foregoing instrument, consisting of 2 pages was subscribed, sealed, published and declared by R. T. RENNER as and for his Last Will and Testament, in our presence and in the presence of each of us, and we at the same time, at his request, in his presence and in the presence of each other hereunto subscribed our names and residences as attesting witnesses this 13th day of January, 1972.

Anna Belle Kinsley, residing at Lakeview, Oregon
Barbara Snider, residing at Lakeview, Oregon

State of Oregon,] ss.
County of Klamath]

I hereby certify that the within instrument was received and filed for record on the 24th day of FEBRUARY, 1977, at 10:48 o'clock A. M. and recorded on Page 3225 in Book M 77 Records of DEEDS of said County.

WM. D. MILNE, County Clerk

By Hazel D. [Signature] Deputy

Fee \$ 45.00

CERTIFIED TO BE A TRUE AND
CORRECT COPY OF THE ORIGINAL
FAIRY HAMMERSLEY, COUNTY CLERK

By Karen O'Connor DEPUTY

Pub. Trans