

Declaration of Trust

DT-39

WHEREAS, I, VERA J. NELSON of the
~~City~~ Town of Sisters, County of Deschutes, State of Oregon
 am the holder of a ~~mortgage~~ first trust deed ~~or real estate sales contract~~ on certain real property located at (and
 known as) River Pine Estates (Estates)
 in the ~~City~~ Town of LaPine, State of Oregon
 which property is described more fully in such ~~mortgage~~ first trust deed ~~or real estate sales contract~~ as "that certain
 piece or parcel of land with any buildings thereon standing, located in said LaPine, Oregon, being

Lots 5 and 6 in Block 17, Tract No. 1061, Second addition
 to River Pine Estates in Klamath County, Oregon.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that I do hereby acknowledge and declare
 that I hold and will hold said ~~mortgage~~ first trust deed ~~or real estate sales contract~~ and all right, title and interest in
 and to said ~~mortgage~~ first trust deed ~~or real estate sales contract~~ IN TRUST

1. For the use and benefit of

(Name) OLIVER H. NELSON (my husband)

(Address) Lot 234 in Tollgate, (Box 6006) Sisters Oregon
 Number 234 Street Tollgate City Sisters State Oregon

(hereinafter referred to as the "First Beneficiary") and upon his or her death prior to the termination of the trust, for the use and
 benefit of my children, natural or ~~not~~ adopted, in equal shares ~~or the survivors of them~~ per stirpes. If because of my illness or legal
 incapacity the Successor Trustee shall assume active administration of this trust during my lifetime, such Successor Trustee shall
 be fully authorized to pay to me or disburse on my behalf such sums from income or principal as appear necessary or desirable for
 my comfort or welfare. Upon my death, unless all of the beneficiaries shall predecease me or unless we all shall die as a result
 of a common accident or disaster, my Successor Trustee is hereby directed forthwith to transfer the trust property and all right, title
 and interest in and to said property unto the beneficiary or beneficiaries absolutely and thereby terminate this trust; provided, however,
 that if any beneficiary hereunder shall then be a minor, the Successor Trustee shall hold the trust assets in continuing trust until such
 beneficiary attains the age of twenty-one year. During such period of continuing trust the Successor Trustee, in his absolute discretion,

cretion, may retain the specific trust property herein described if he believes it in the best interest of the beneficiary so to do, or he may sell or otherwise dispose of such specific trust property, investing and reinvesting the proceeds as he may deem appropriate. If the specific trust property shall be productive of income or it shall be sold or otherwise disposed of, the Successor Trustee may apply or expend any or all of the income or principal directly for the maintenance, education and support of the minor beneficiary without the intervention of any guardian and without application to any court. Such payments of income or principal may be made to the parents of such minor or to the person with whom the minor is living without any liability upon the Successor Trustee to see to the application thereof. If any such minor survives me but dies before the age of twenty-one years, as his or her death the Successor Trustee shall deliver, pay over, transfer and distribute the trust property being held for such minor to said minor's personal representatives, absolutely.

2. I reserve unto myself the power and right to collect any interest or payments constituting amortization which may accrue from the trust property and, in my sole discretion as trustee, either to accumulate such interest or amortization payments as an addition to the trust assets being held hereunder or pay them to myself as an individual.

3. I reserve unto myself the power and right at any time during my lifetime to amend or revoke in whole or in part the trust hereby created without the necessity of obtaining the consent of the beneficiaries and without giving notice to the beneficiaries. The transfer of the trust property by me to another person shall constitute a revocation of this trust.

4. The death during my lifetime, or in a common accident or disaster with me, of all the beneficiaries designated hereunder shall revoke such designation, and in the former event, I reserve the right to designate a new beneficiary. Should I for any reason fail to designate such new beneficiary, this trust shall terminate upon my death and the trust property shall revert to my estate.

5. In the event of my death or legal incapacity, I hereby nominate and appoint as Successor Trustee hereunder the First Beneficiary, and upon his or her failure or ceasing to act, then I nominate and appoint

(Name) Dennis O. Nelson (my Son)

(Address) _____
 Number Street City State

as Successor Trustee, and upon his or her failure or ceasing to act or should I for any reason fail to designate the person above intended to be nominated, then I nominate and appoint as such Successor Trustee hereunder whosoever shall qualify as executor, administrator, or guardian, as the case may be, of my estate.

6. This Declaration of Trust shall extend to and be binding upon the heirs, executors, administrators and assigns of the undersigned and upon the Successors to the Trustee.

7. The Trustee and his successors shall serve without bond.

8. This Declaration of Trust shall be construed and enforced in accordance with the laws of the State of

Oregon

IN WITNESS WHEREOF I have hereunto set my hand and seal this 30th day of March 1983.

(sign here)

Tara S. Nelson

L.S.

Witness: (1) Jeanie Mullen

Witness: (2) Harry Brewer III

State of Oregon

County of Douglas

ss: _____

On the 30th day of March, nineteen hundred and eighty three

before me came Tara S. Nelson known to me to be the individual described in, and who executed the foregoing instrument, and he acknowledged that he executed the same, and in due form of law acknowledged the foregoing instrument to be his free act and deed and desired the same might be recorded as such.

(Notary Seal)

Harry Brewer III
 Notary Public, Oregon

STATE OF OREGON; COUNTY OF KLAMATH; ss
 I hereby certify that the within instrument was received and filed for record on the 5th day of April A.D., 1983 at 1:45 o'clock P M and duly recorded in Vol M83, of Deeds on page 5093

FEE \$ 8.00

EVELYN BIEHN COUNTY CLERK
 by [Signature] Deputy