



35359

Vol. 184 Page 5828Declaration of Trust

WHEREAS, WE, LEONARD L. DOMBRAS and ANN DOMBRAS, of the  
City/Town of MIDLAND, County of KLAMATH, State of OREGON,  
are the holders of a mortgage, first trust deed or real estate sales contract on certain real property located at (and known  
as) 2451-2453-2503-2505 UNION STREET  
in the City/Town of KLAMATH FALLS, 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 KLAMATH FALLS, being

Lots 21 and 22, Block 309 Darrow Addition to  
Klamath Falls.

The real estate sales contract on this property is fully  
described in the Escrow Instructions to KLAMATH  
COUNTY TITLE CO. of Klamath Falls dated 18 NOV 1980.  
(ESCROW NO. 3480)

Return to:

L. Dombros

Box 135

Midland Or.

97634

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that we do hereby acknowledge and declare that we  
hold and will hold said mortgage, first trust deed or real estate sales contract and all our 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) GLENN DOMBRAS (OUR SON)

(Address) 135 LEACH DRIVE MIDLAND OREGON 97634, of  
Number Street City State Zip

If because of our physical or mental incapacity certified in writing by a physician, the Successor Trustee hereinafter named  
shall assume active administration of this trust during our lifetime, such Successor Trustee shall be fully authorized to pay to us  
or disburse on our behalf such sums from income or principal as appear necessary or desirable for our comfort or welfare. Upon  
the death of the survivor of us, unless the beneficiary shall predecease us or unless we all shall die as a result of a common  
accident, our 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 absolutely and thereby terminate this trust; provided, however, that if the beneficiary  
hereunder shall not have attained the age of 21 years, the Successor Trustee shall hold the trust assets in continuing trust until  
such beneficiary shall have attained the age of 21 years. During such period of continuing trust the Successor Trustee, in his  
absolute discretion, 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.

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deem appropriate. Prior to the date upon which the beneficiary attains the age of 21 years, the Successor Trustee may apply to expend any or all of the income or principal directly for the maintenance, education and support of the 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 beneficiary or to the person with whom the beneficiary is living without any liability upon the Successor Trustee to see to the application thereof. If such beneficiary survives us but dies before attaining the age of 21 years, at his or her death the Successor Trustee shall transfer, pay over and deliver the trust property to such beneficiary's personal representative, absolutely.

2. The beneficiary hereunder shall be liable for his proportionate share of any taxes levied upon the total taxable estate of the survivor of us by reason of the death of such survivor.

3. All interests of the beneficiary hereunder shall be inalienable and free from anticipation, assignment, attachment, pledge or control by creditors or a present or former spouse of such beneficiary in any proceedings at law or in equity.

4. We reserve unto ourselves the power and right to collect any interest or payments constituting amortization which may accrue from the trust property and to pay them to ourselves as individuals. We shall be exclusively entitled to all such income accruing from the trust property during our lifetime, and no beneficiary named herein shall have any claim upon any such income distributed to us.

5. We reserve unto ourselves the power and right at any time during our lifetime to amend or revoke in whole or in part the trust hereby created without the necessity of obtaining the consent of the beneficiary and without giving notice to the beneficiary. The transfer of the trust property by us to another person shall constitute a revocation of this trust.

6. The death during our lifetime, or in a common accident or disaster with us, of the beneficiary designated hereunder shall revoke such designation, and in the former event, we reserve the right to designate a new beneficiary. Should we for any reason fail to designate such new beneficiary, this trust shall terminate upon the death of the survivor of us and the trust property shall revert to the estate of such survivor.

7. In the event of the physical or mental incapacity or death of one of us, the survivor shall continue as sole Trustee. In the event of the physical or mental incapacity or death of the survivor of us, or if we both shall die in a common accident or disaster, we hereby nominate and appoint as Successor Trustee whosoever shall at that time be beneficiary hereunder, unless such beneficiary shall not have attained the age of 21 years or is otherwise legally incapacitated, in which event we hereby nominate and appoint

(Name) \_\_\_\_\_  
(Address) \_\_\_\_\_, of  
Number Street City State Zip

to be Successor Trustee.  
8. 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.

9. We as Trustees and our Successor Trustee shall serve without bond.

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

OREGON

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 9th day of April, 1984.

(First Settlor sign here) Leonard T. Dombas L.S. ✓  
(Second Settlor sign here) Ann Dombas L.S. ✓

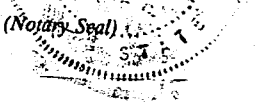
I, the undersigned legal spouse of one of the above Settlers, hereby waive all community property rights which I may have in the hereinabove-described trust property and give my assent to the provisions of the trust and to the inclusion in it of the said property.

(Spouse sign here) \_\_\_\_\_ L.S.

Witness: (1) Judith G. McCallister  
STATE OF Oregon  
COUNTY OF Klamath

Witness: (2) Faith Schell  
City or Town Klamath Falls

On the 9th day of April, 1984, personally appeared Leonard T. Dombas and Ann Dombas known to me to be the individuals who executed the foregoing instrument, and acknowledged the same to be their free act and deed; before me.



Notary Public  
My Commission Expires August 27, 1988

STATE OF OREGON: COUNTY OF KLAMATH:ss  
I hereby certify that the within instrument was received and filed for record on the 9th day of April A.D., 1984 at 1:25 o'clock P.M. and duly recorded in Vol M84, of Deeds on page 5828.

Fee: \$ 8.00

EVELYN BIEHN, COUNTY CLERK  
by: Pam Smith, Deputy