

86054



08-16-94A11:20 RCVD

Vol 94 Page 25362

## WARRANTY DEED

ASPEN TITLE #01041439

AFTER RECORDING RETURN TO:  
DONALD E. BAILEY  
5082 ANKENY  
KLAMATH FALLS, OR 97603

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

EDWARD E. KEELER RESIDUE TRUST, AYLEEN C. KEELER, TRUSTEE and  
LEO R. B. HENRIKSON, TRUSTEE and EDWARD E. KEELER MARITAL TRUST,  
AYLEEN C. KEELER, TRUSTEE and LEO R. B. HENRIKSON, TRUSTEE  
hereinafter called GRANTOR(S), convey(s) to DONALD E. BAILEY,  
hereinafter called GRANTEE(S), all that real property situated  
in the County of Klamath, State of Oregon, described as:

The S 1/2 of Government Lot 2, Section 2, Township 35 South,  
Range 8 East of the Willamette Meridian, in the County of  
Klamath, State of Oregon.

Code 8 Map 3508-200 Tax Lot 600

See Exhibits "A" and "B" attached hereto which are the Final  
Distribution and Death Certificate respectively.

"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN  
THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND  
REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE  
PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE  
APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY  
APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST  
FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.390."

and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except covenants, conditions,  
restrictions, reservations, rights, rights of way and easements  
of record, if any, and apparent upon the land,

and will warrant and defend the same against all persons who may  
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is  
\$10,000.00.

In construing this deed and where the context so requires, the  
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument  
this 3rd day of August 1994.

EDWARD E. KEELER RESIDUE TRUST

BY: Ayleen C. Keeler  
TRUSTEE: AYLEEN C. KEELER

BY: Leo R. B. Henrikson  
TRUSTEE: LEO R. B. HENRIKSON

EDWARD E. KEELER MARITAL TRUST

BY: Ayleen C. Keeler  
TRUSTEE: AYLEEN C. KEELER

BY: Leo R. B. Henrikson  
TRUSTEE: LEO R. B. HENRIKSON

THIS SPACE TO ATTACH PROPER CALIFORNIA NOTARY.

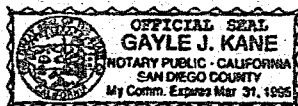
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## CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

No. 5193

State of CALIFORNIACounty of SAN DIEGOOn 8/4/94 before me, GAYLE J. KANE, Notary Publicpersonally appeared Leo R B HENRIKSON

☒ personally known to me - OR - ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Gayle J. Kane  
SIGNATURE OF NOTARY

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:

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**OPTIONAL SECTION**  
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Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the document.

☐ INDIVIDUAL  
☐ CORPORATE OFFICER(S)

TITLE(S)  
☐ PARTNER(S) ☐ LIMITED  
☐ GENERAL

☐ ATTORNEY-IN-FACT☐ TRUSTEE(S)☐ GUARDIAN/CONSERVATOR☐ OTHER: \_\_\_\_\_**SIGNER IS REPRESENTING:**

NAME OF PERSON(S) OR ENTITY(IES) \_\_\_\_\_

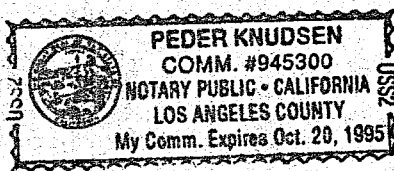
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## CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

No. 5193

State of CALIFORNIACounty of LOS ANGELESOn 8-11-1994 before me, PEDER KNUDSENpersonally appeared AYLEEN C. VEELEN

☒ personally known to me - OR - ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Peder Knudsen  
SIGNATURE OF NOTARY

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☐ ATTORNEY-IN-FACT☐ TRUSTEE(S)☐ GUARDIAN/CONSERVATOR☐ OTHER: \_\_\_\_\_**SIGNER IS REPRESENTING:**

NAME OF PERSON(S) OR ENTITY(IES) \_\_\_\_\_

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RECORDING REQUESTED BY AND MAIL TO

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2255 CAMINO DEL RIO SOUTH  
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(714) 291-0840

RECORDED IN OFFICIAL RECORDS  
OF LOS ANGELES COUNTY, CALIF. 1  
1 Min. 11 A.M. AUG 20 1980  
Past Registrar-Recorder

Attorneys for Co-Executors

FEE \$ 2300 A

IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA  
IN AND FOR THE COUNTY OF LOS ANGELES

Estate of	)	No. P-603,305
EDWARD E. KEELER,	)	
Deceased.	)	JUDGMENT SETTLING FIRST AND
	)	FINAL ACCOUNT AND REPORT OF
	)	CO-EXECUTORS, ALLOWING EXTRA-
	)	ORDINARY COMPENSATION,
	)	MODIFYING WILL PROVISIONS,
	)	AND OF FINAL DISTRIBUTION

AYLEEN C. KEELER and LEO R. B. HENRIKSON, as co-executors of the Will of EDWARD E. KEELER, having heretofore filed their first and final account and report and petition for final distribution, and the account and report and petition coming on regularly for hearing on May 19, 1980, before the Honorable Judge JACK W. SWINK, the Court finds:

Due notice of the hearing of the petition has been regularly given as required by law, and all the allegations of the petition are true.

EDWARD C. KEELER died testate on May 16, 1974, in the County of Los Angeles, State of California, being at the time of his death a resident thereof.

1 On June 17, 1974, AYLEEN C. KEELER and LEO R. B. HENRIKSON  
2 were appointed co-executors of the decedent's Will. They quali-  
3 fied as co-executors on June 18, 1974, and ever since they have  
4 been and now are the co-executors of the decedent's Will.

5 Notice to creditors has been duly given as required by law,  
6 the time for filing or presenting claims has expired, and the  
7 estate now is in a condition to be closed.

8 All claims filed or presented against the estate have either  
9 been allowed by the co-executors, approved by this Court and  
10 paid, or have been rejected by them or by this Court; written  
11 notice of the rejection of each rejected claim has been given  
12 in conformity with law and more than three months have elapsed  
13 since the service of the last of such notices of rejection to  
14 be served, and more than two months have elapsed since the last  
15 of the rejected claims became due.

16 The payment of additional debts of the estate during admin-  
17 istration, without verified claims having been filed or presented  
18 and approved, was proper, and such payment should be approved.  
19 All debts of decedent and the estate and all expenses of adminis-  
20 tration except executors' commissions and attorneys' fees have  
21 been paid.

22 A written report of the inheritance tax referee appointed  
23 herein is on file, and an order fixing inheritance tax due the  
24 State of California from this estate has been made by this Court.  
25 The tax, together with interest thereon, has been paid in full  
26 as evidenced by the receipts of the Treasurer of Los Angeles

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1 County on file herein.

2 All personal property taxes due and payable by this estate  
3 have been paid. All California state or federal income taxes  
4 due from the estate have been paid.

5 A federal estate tax return has been filed and the tax due  
6 from the estate as shown therein has been paid. The return has  
7 been audited and the co-executors have been released from per-  
8 sonal liability for federal estate tax.

9 There will be no further closing expenses.

10 The co-executors should be authorized and directed to pay  
11 the sum hereafter specified as statutory commissions for services  
12 rendered in such capacity during the administration of this es-  
13 tate, and to pay JENNINGS, ENGSTRAND & HENRIKSON, A Professional  
14 Law Corporation, their attorneys, the sum hereafter specified  
15 as their statutory fees for their services rendered in the admin-  
16 istration of this estate. The sum to be paid as co-executors'  
17 commissions shall be paid in its entirety to AYLEEN C. KEELER,  
18 inasmuch as LEO R. B. HENRIKSON, co-executor and a shareholder  
19 in the firm of JENNINGS, ENGSTRAND & HENRIKSON, A Professional  
20 Law Corporation, has waived his right to his portion of said  
21 co-executors' commissions.

22 The Court further finds that the residue of decedent's es-  
23 tate should be distributed subject to a lien for payment of any  
24 portion of the fees and commissions that are not paid from cash  
25 assets of the estate, said payment to be charged one-half to  
26 the Marital Trust and one-half to the Residue Trust to be estab-

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1 lished pursuant to the provisions of the testamentary trust as  
2 set forth hereafter.

3 The co-executors should be authorized to pay their attor-  
4 neys, JENNINGS, ENGSTRAND & HENRIKSON, A Professional Law  
5 Corporation, for their extraordinary services rendered in the  
6 administration of this estate the sum hereafter specified.

7 All the assets of the estate are the community property  
8 of the decedent and his surviving spouse as set forth hereafter.  
9 The assets on hand for distribution are more particularly de-  
10 scribed in the decree of distribution and the Court finds that  
11 the assets so described comprise the entire estate on hand for  
12 distribution, and that distribution should be ordered as here-  
13 after specified:

14 IT IS ORDERED AND ADJUDGED that:

- 15 1. The administration of the estate is brought to a close.
- 16 2. The first and final account, report and petition of the  
17 co-executors is settled, allowed and approved as filed.
- 18 3. All the acts and transactions of the co-executors  
19 relating to the matters set forth in the account, report and  
20 petition, including the payment of debts without verified claims  
21 having been filed and approved, and the sale of certain personal  
22 property of the estate, are ratified, confirmed and approved.
- 23 4. The co-executors are authorized and directed to pay the  
24 sum of \$31,486.00 as statutory commissions for their services  
25 rendered in the administration of this estate, all of said sum to  
26 be paid to AYLEEN C. KEELER, and to pay their attorneys,

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JENNINGS, ENGSTRAND & HENRIKSON, A Professional Law Corporation,  
the sum of \$31,486.00 as their statutory fees for services rendered  
in the administration of this estate, and the sum of \$80,000.00  
as compensation for their extraordinary services rendered in the  
administration of this estate.

5. The formula for dollar distribution as set forth in the  
petition filed herein is approved and the trustees to whom the es-  
tate will be distributed are directed to comply therewith. Said  
dollar distribution is more particularly described as follows:

Net estate available for distribution  
using Federal Estate Tax values:

\$872,454.81

Add: Insurance proceeds distributed  
outside probate:

38,761.04

Add: Funeral and last illness expenses  
and taxes chargeable to Residue Trust:

88,434.32

Community property available for  
distribution:

\$ 999,650.17  
=====

Ayleen's community half (Part III):

Less: Distributions outside trust:

\$ 499,825.08

(a) Specific bequest (Part II)

(b) Insurance proceeds

-4,300.00

Marital Trust:

-38,761.04

Residue Trust:

\$456,764.04

Reconciliation:

Marital Trust

Residue Trust

Distribution outside trust

\$456,764.04

\$411,390.77

4,300.00

Available for distribution

\$872,454.81

Plus expenses and taxes

88,434.32

Plus insurance

38,761.04

Total Community Property

\$ 999,650.17  
=====

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6. The estate on hand for distribution consists of the following described property which is distributed in the following manner, pursuant to the provisions of decedent's Will as modified and as hereafter set forth:

A. To AYLEEN C. KEELER, specific bequest of personal property, as follows:

1. Household furniture and furnishings and personal effects;
2. 1971 Cadillac Coupe deVille.

B. To AYLEEN C. KEELER and LEO R. B. HENRIKSON, CO-TRUSTEES, for the uses and purposes, upon the terms and subject to the conditions hereafter set forth, all the rest, residue and remainder of decedent's estate, consisting of the following:

1. All that real property located in the County of San Diego, State of California, described as follows: A portion of the South Half of the Southwest Quarter of Section 13, Township 10 South, Range 3 West, San Bernardino Meridian, in the County of San Diego, State of California, according to United States Government Survey (approximately 7.05 acres of unimproved land). Assessor's parcels #125-231-15-01 and 125-231-15-02.
2. All that real property located in the County of San Diego, State of California, described as follows: A portion of Lot 1 in Section 36, Township 13 South, Range 4 East, San Bernardino Meridian, in the County of San Diego, State of California, according to United States Government Survey (approximately 13.07 acres of unimproved land). Assessor's parcel #294-130-03.
3. All that real property located in the County of San Diego, State of California, described as follows: Portion of Tract 40 in Township 18 South, Range 4 East, San Bernardino Meridian, in the County of San Diego, State of California, according to United States Government Resurvey of said Township 18 South, Range 4

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East, accepted July 1, 1924 (approximately 71.73 acres of unimproved land). Assessor's parcels #653-120-13, #653-120-14, and #653-120-15.

4. All that real property located in the County of Los Angeles, State of California, described as follows: Portion of Lot 1, Subdivision of Block 38 to 44, inclusive of Westgate Acres, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 8, Page 151 of Maps, in the office of the County Recorder of said County (commonly known as 510 South Westgate Avenue, Los Angeles, California, residence of decedent and spouse). Assessor's parcel #4401-005-033.
5. All that real property located in the County of San Diego, State of California, described as follows: a portion of Section 26, Township 9 South, Range 3 West, consisting of approximately 8.5 acres of unimproved land. Assessor's parcel #108-180-17.
6. 39.2708 shares Allstate Enterprises Stock Fund, Inc.
7. 46.256 shares, Adams Express Co.
8. 200 shares, Anglo Co., Ltd., Class A.
9. American Metal Climax 8% sub. ord. deb. bond, due 1/1/1986.
10. 30 shares, BankAmerica Realty Inv.
11. 1 share, Braniff International Corp.
12. 110 shares, Brascan.
13. 98 shares, Counsellors Inv. Fund, Inc., common.
14. 58 shares, Drexel Bond Trading Fund.
15. 10 shares, Fidelity Trend Fund.
16. 97.26 shares, Financial Programs, Ltd.
17. 100 shares, First Lincoln Financial Corp.
18. 10 shares, Ford Motor Company.
19. 10 shares, General Motors.
20. 95 shares, Lincoln Mort. Investors.

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- 1 21. 200 shares, Murphy Pacific Marine Salvage Co. *✓*
- 2 22. 56.0418 shares, Pacific Gas & Electric.
- 3 23. 4.9533 shares, Purex Corp. *add*
- 4 24. 25 shares, Realty & Mortgage Investors of the Pacific. *add*
- 5 25. 50 shares, Texas First Mortgage Co. *add*
- 6 26. 158 shares, Valley National Bank of Glendale.
- 7 27. Assoc. First Capital Corp. 8-1/4% Investment Note, due  
8 1/26/83.
- 9 28. BankAmerica Realty Investors 7-3/4% conv. sub. deb. bond  
10 due 1990.
- 11 29. Realty & Mortgage Investors of the Pacific, 6-3/4%  
12 conv. sub. deb. bond, due 1991. *add*
- 13 30. Promissory note of Lawrence Levinson, original principal  
14 sum of \$2,700.00, dated 7/14/75, bearing interest at  
15 8-1/2% per annum.
- 16 31. Promissory note of E. and L. Ricker, original principal  
17 sum of \$17,000.00, dated 9/7/72, bearing interest at 7%  
18 per annum.
- 19 32. Promissory note of E. and L. Ricker, original principal  
20 sum of \$17,000.00 dated 9/7/72, bearing interest at 7%  
21 interest at 8% per annum.
- 22 33. Promissory note of Keys Creek Development Co., dated  
23 12/9/77 in original principal sum of \$542,000.00, with  
24 interest at 8% per annum.
- 25 34. Receivable of Ken & Elizabeth Slee, balance as of  
26 December 31, 1979, \$40,000.00, face value.
35. 1 bag, U.S. silver half dollars
36. U.S. Proof sets, as follows:
  - 9 - 1957
  - 3 - 1959
  - 2 - 1960
  - 100 - 1961
  - 1 - 1962
  - 4 - 1963
  - 3 - 1964

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- 1 37. U.S. silver dollars, as follows:
- 2 3 - 1900
- 3 4 - 1925
- 4 8 - 1922
- 5 5 - 1921

- 6 38. U.S. silver dimes, as follows:
- 7 1 roll of 50 - 1957D
- 8 1 roll of 50 - 1954P
- 9 1 roll of 50 - 1955S
- 10 1 roll of 50 - 1953S

- 11 39. U.S. silver quarters, 2 rolls of 10 each.
- 12 40. Claim in Bankruptcy, Western Silver Exchange.

- 13 41. Oil and gas lease with Union Oil Company, Lot 1, Blocks 38 to 44 incl., Westgate Acres, Los Angeles County.
- 14 42. Oil and gas lease with Gulf Oil, Tract No. 7260, Los Angeles County, according to maps thereof recorded in Map Book 78, pages 64 and 65, and Map Book 79, pages 98 and 99, records of said county.

- 15 43. Promissory note of Jack Kimberly, in original principal sum of approximately \$2,300.00. Value of note as of date of death, nil.
- 16 44. Unknown interest in Potrero El Cariso Investment Co.

- 17 45. Unknown interest in Lockett & Kimberly joint venture.
- 18 46. Unknown interest in Mesa Verde Corporation.
- 19 47. Unknown interest in International Tabulating Institute Franchise.

- 20 48. Promissory note of Thomas Thornton, in original principal sum of approximately \$3,000.00; value at date of death, nil.
- 21 49. Any remaining cash.

22 Distribution of the residue of the estate as set forth above  
 23 is made subject to a lien for payment of any portion of  
 24 executor's commissions and attorneys' fees that are not paid from  
 25 cash assets of the estate. Said commissions and fees shall be  
 26

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1 charged one-half to the Marital Trust and one-half to the Residue  
 2 Trust to be established in accordance with the provisions of  
 3 decedent's Will.

4 7. The portions of the decedent's Will applicable to the  
 5 above distribution, as modified to provide for a trust created  
 6 under the Will of EDWARD E. KEELER, for all purposes are as  
 7 follows:

#### 8 PART I

#### 9 DECLARATION RE PROPERTY PASSING OUTSIDE OF PROBATE

10 Upon the death of Trustor, certain assets passed outside  
 11 his probate estate to AYLEEN C. KEELER, his wife ("AYLEEN").  
 12 The one-half of the community property to which AYLEEN is  
 13 entitled by law upon the Trustor's death (exclusive of any  
 14 community property which AYLEEN received under Part II of this  
 15 Will or outside of the probate estate) is hereinafter referred  
 16 to as "AYLEEN's community half."

#### 17 PART II

#### 18 MARITAL TRUST

#### 19 Division One

#### 20 Definition and Bequest of Trust Estate of Marital Trust

21 To LEO R. B. HENRIKSON and AYLEEN C. KEELER, Co-Trustees  
 22 (referred to as "Trustee" whether one or more) IN TRUST,  
 23 AYLEEN's community half. All allocations of property shall be  
 24 on the basis of values finally determined for Federal Estate  
 25 Tax. The property passing in trust by this PART II is herein  
 26 termed the "Marital Trust Estate," and is given, devised and

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1 bequeathed to said Trustee, IN TRUST, to hold, manage and  
 2 distribute as hereinafter set forth.

3 Division Two

4 Payment of Income

5 During the lifetime of AYLEEN all of the income from the  
 6 trust estate shall be distributed in monthly or other convenient  
 7 installments to or for the use and benefit of AYLEEN.

8 Division Three

9 Termination

10 This Marital Trust shall terminate upon the death of  
 11 AYLEEN.

12 Division Four

13 Power of Appointment in Ayleen

14 AYLEEN shall have the right, by a specific provision in  
 15 her Last Will and Testament, to appoint the principal and any  
 16 undistributed income which may be on hand at the time of her  
 17 death to her estate or to any person or persons.

18 Division Five

19 Disposition of Principal Upon Failure  
 20 of Ayleen to Appoint

21 Upon the termination of this Trust, any part of the Trust  
 22 Estate with respect to which AYLEEN shall not have exercised  
 23 the power of appointment given to her in Division Four above  
 24 shall be added to the RESIDUE TRUST created under Part III  
 25 hereafter, and shall be treated as though originally included  
 26 in said RESIDUE TRUST.

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**STATE OF CALIFORNIA**  
**DEPARTMENT OF HEALTH SERVICES**

25375

**74-860798**

# CERTIFICATE OF DEATH

0190-020913

[illegible]

This is to certify that this document is a true copy of the official record filed with the  
Office of Vital Records and Statistics.  
S. Kimberly Belshe, Director and State Registrar of Vital Records and Statistics  
by: Michael Davis

MICHAEL DAVIS, CHIEF  
OFFICE OF VITAL RECORDS AND STATISTICS

RECORDS AND STATISTICS  
DATE ISSUED  
JUL 01 1994  
This copy not valid unless prepared on engraved border displaying seal and signature of Registrar

DATE ISSUED  
JUL 01 1944

930859



STATE OF OREGON: COUNTY OF KLAMATH:

**SS**

Filed for record at request of Aspen Title Co  
of Aug A.D., 19 94 at 11:20 o'clock AM., and duly recorded in Vol. 16th day  
of Deeds on Page 25362  
FEE \$95.00

Evelyn Biehn  
By                      County Clerk

By

On Page 25362  
Evelyn Biehn County Clerk  
By Pauline Muelendore

FEE \$95.00