

41484

Vol. m92 Page 3955

From:

RECORDING REQUESTED BY:  
MR. MRS. WILLIAM MUSELIN  
151 FINLEY STREET  
AUBURN, CALIF. 95603

WHEN RECORDED, MAIL TO:  
Same As Above  
MAIL TAX STATEMENTS TO:  
Same As Before

SPACE ABOVE FOR RECORDER'S USE

## TRUST TRANSFER DEED

Notice: This Conveyance is to a trust not pursuant to a sale and is exempt from tax and the undersigned are the declarants and trustees on the effective date of this instrument.

APN: R-3507-020BA-029

GRANT DEED

WILLIAM MUSELIN and KATHERINE E. MUSELIN, husband and wife

do hereby grant to The Muselin Family Trust, whose Trustees are, at the time of recording, WILLIAM MUSELIN and KATHERINE ELLEN MUSELIN, whose successors and appointees are also named in that instrument known as the CERTIFIED EXTRACT OF TRUST AGREEMENT of said trust agreement, identified as EXHIBIT "B", attached hereto and made a part hereof, all that real property situated in the City of \_\_\_\_\_, County of KLAMATH, State of OREGON, described as follows:

SEE EXHIBIT "A", ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF

FEBRUARY 4, 1992  
Dated

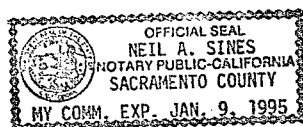
State of CALIFORNIA

County of PLACER

William Muselin  
WILLIAM MUSELIN

Katherine Ellen Muselin  
KATHERINE ELLEN MUSELIN

On this 4 day of FEBRUARY, in the Year of 1992 before me, the undersigned, a Notary Public, appeared WILLIAM MUSELIN and KATHERINE ELLEN MUSELIN, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to this instrument and acknowledged that they executed it. Witness my hand and official seal.



Neil A. Sines  
NOTARY PUBLIC  
State of CALIFORNIA

11 37  
FEB 11 1992

400

Lot 5 in Block 3 of Tract No. 1065, IRISH BEND

SUBJECT, however, to the following:

1. An easement created by instrument, including the terms and provisions thereof,

Dated : September 20, 1965

Recorded : October 6, 1965 Book: M-65 Page: 2355- & 2357

In favor of : Pacific Power & Light Co., a Maine Corporation

For : A 20 foot wide right of way  
(no exact location)

2. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Irish Bend.

3. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof,

Recorded : May 9, 1973 Book: M-73 Page: 5588

EXHIBIT "B"

## CERTIFIED EXTRACT OF TRUST AGREEMENT

"The Muselin Family Trust"

1. That **WILLIAM MUSELIN** and **KATHERINE ELLEN MUSELIN**, as Settlers and Trustees, executed a Declaration of Trust dated November 26, 1991. Said Declaration of Trust is entitled "The Muselin Family Trust".

2. That the current beneficiaries under the terms of said Declaration of Trust are the Settlers.

3. That the power and authority of the Trustees with respect to the Trust property include, by way of illustration, the following:

A. To sell, exchange, convey, refinance, lease, repair, abandon, pledge for security, and exercise all the rights, powers and privileges which an absolute owner of the same property would have regarding any property which the Trustees choose to receive.

B. To open bank accounts, to borrow money with or without security, to receive all dividends, interest and other income, and to compromise and settle claims. Any banking institution that establishes accounts in the name of the Trust is advised that there is nothing in the Declaration of Trust that requires any banking institution to exercise any discretion other than required in normal banking procedures. Any and all bank accounts, including checking and savings accounts, established in the name of the Trust by the Trustees, shall be subject to withdrawal, and all checks, drafts and other obligations of the trust shall be honored by said depositories upon the signature of either Trustee.

C. To invest and reinvest the trust estate in every kind of property, real, personal, or mixed, and every kind of investment, specifically including, but not by way of limitation, corporate obligations of every kind, stocks, preferred or common, shares in investment trusts, investment companies, mutual funds and mortgage participation.

D. To maintain and operate brokerage accounts with brokers.

E. To carry insurance, including life insurance on any person, at the expense of the trust of such kinds and in such amounts as the trustees deem advisable to protect the trust estate against any damage or loss and to protect the trustees against liability with respect to third parties. The insuring companies have no responsibilities other than to pay the claims and proceeds of the policies and are not required to examine the Declaration of Trust at any time.

4. Settlers are empowered to designate Trustees and Successor Trustees and have appointed **MARK ALAN MAXWELL**, to serve as First Successor Trustee; however, should **MARK ALAN MAXWELL**, become unable because of death, incapacity or any other cause, to serve as a Trustee, or should resign as a Trustee, before the natural termination of all the Trusts provided for in this Declaration, then **JOY ANNETTE ADAMS**, shall serve as the Second Successor Trustee.

The Settlers reserve the right to appoint Trustees and Successor Trustees and to remove any Trustee or Trustees from office at any time while they both shall live. Unless otherwise stated in writing by the Settlers, the Trustees and Successor Trustees of the Declaration of Trust shall be considered to be those mentioned above.

5. The enumeration of certain powers of the Trustees shall not be interpreted as a limitation of any right of the Trustees not so enumerated, the Trustees being vested with and having all rights, duties, powers and privileges which an absolute owner of the same property would have.

END OF EXHIBIT "B"

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the 26th day  
of Feb. A.D., 19 92 at 11:37 o'clock A M., and duly recorded in Vol. M92,  
of \_\_\_\_\_ Deeds \_\_\_\_\_ on Page 3955.  
Evelyn Biehn, County Clerk  
By Pauline Mullen

FEE \$40.00