

RECORDING REQUESTED BY:

ROY ELZA NELSON
SONIA JOY NELSON
 1819 Nantucket Place
 Fairfield, CA 94533

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.

Parcel No.: R3407-015BB-01000

GRANT DEED

We, **ROY E. NELSON** and **SONIA J. NELSON**, husband and wife, having a joint tenancy interest in the property herein described below, hereby mutually sever our joint tenancy and grant all our rights, titles and interests, in said real property as community property to **ROY ELZA NELSON** and **SONIA JOY NELSON**, as Trustees of the **THE ROY E. & SONIA J. NELSON REVOCABLE FAMILY TRUST**, whose successors and appointees are also named in that instrument known as the **CERTIFIED EXTRACT OF TRUST AGREEMENT** of said trust agreement, further identified as **EXHIBIT 'B'**, attached hereto and made a part hereof,

all that real property situated in the County of Kalamath, State of Oregon described as follows:

See **EXHIBIT 'A' (LEGAL DESCRIPTION)**, attached hereto and made a part hereof.

May 15, 1993.
 Dated

Roy E. Nelson
ROY E. NELSON

State of California) SS.
 County of Solano)

Sonia J. Nelson
SONIA J. NELSON

On this 15 day of May, 1993, before me, Hila Jane Draper (name of the Notary Public)
 a Notary Public in and for said County and State, personally appeared **ROY E. NELSON** and **SONIA J. NELSON**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledge to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed instrument.

WITNESS my hand and official seal.



Hila Jane Draper
NOTARY PUBLIC, STATE OF CALIFORNIA

EXHIBIT "A" (LEGAL DESCRIPTION)

A tract of land situated in Lot 2, Section 15, Township 34 South, Range 7 East of the Willamette Meridian, Kiamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of Section 15, Township 34 South, Range 7 East of the Willamette Meridian and running thence North 89 degrees 42' 15" East along the North line of said Section 15, 400.0 feet; thence South 62.42 feet, thence South 50 degrees 43' 50" East 413.00 feet to the true point of beginning of this description, thence South 39 degrees 16' 10" West 398.65 feet to a point on the Northeasterly bank of the Williamson River, thence North 50 degrees 08' 20" West 103.55 feet, thence North 56 degree 00' West 6.50 feet, thence North 39 degrees 16' 10" East 398.20 feet, thence South 50 degrees 43' 50" East 110.0 feet to the true point of beginning of this description.

END OF EXHIBIT "A" (LEGAL DESCRIPTION)

EXHIBIT 'B'

CERTIFIED EXTRACT OF TRUST AGREEMENT

THE ROY E. & SONIA J. NELSON REVOCABLE FAMILY TRUST

1. That **ROY ELZA NELSON**, born November 17, 1933, social security number 287-28-2963, and **SONIA JOY NELSON**, born March 17, 1956, social security number 085-48-1168, as Trustors and Trustees, executed a Declaration of Trust, and that said Declaration of Trust is not of record in any court. Said Declaration of Trust is entitled **THE ROY E. & SONIA J. NELSON REVOCABLE FAMILY TRUST**.

2. That the present beneficiaries under the terms of said Declaration of Trust are the Trustors so long as one or both are living and the Trustors' Children as designated in the Declaration of Trust.

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

A. To apply for and receive life insurance on the life of any person; to accept the ownership and beneficial interest of life insurance, which may be transferred to the Trustee without responsibility as to the payment of premiums. The insuring companies have no responsibility as to the payment of premiums. The insuring companies have no responsibility other than to pay the proceeds of the policies to the named beneficiary and are not required to examine the Declaration of Trust at any time;

B. To sell, convey, lease, exchange, 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 in his or her discretion the Trustee chooses to receive subject to this Declaration of Trust and subject to California Civil Code Sections 5125 and 5127 with respect to community property of the Trustors;

C. 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. To purchase, sell or retain stocks, securities, mutual funds, mortgages and other investments. Any, and all bank accounts, including checking and savings accounts, established in the name of the trust by the Trustee, 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.

The banking institution that establishes accounts pursuant to this paragraph is advised that there is nothing in the trust instrument that requires the banking institution to exercise any discretion other than that required in normal banking procedures;

D. To exercise without notice, hearing, confirmation or approval of any Court, each and every power enumerated in Sections 16200-16249 (Trustee's powers) of the Probate Code of California in effect at the date of this agreement unless otherwise stated in this Declaration of Trust;

E. Trustees have the specific power to buy, sell and trade in securities of any nature on margin, or otherwise, including options, commodities and short sales and for such purpose may maintain and operate brokerage accounts with brokers.

4. Trustors are empowered to designate Trustees and Successor Trustees and have appointed **ROY E. NELSON's** daughter, **SANDRA ANN DAUGHERTY** as the successor Trustee; however should **ROY E. NELSON's** daughter, **SANDRA ANN DAUGHERTY** become unable because of death, incapacity or any other cause to serve as the successor Trustee, or should resign as the successor Trustee, before the natural termination of all the Trusts provided for in the Declaration of Trust then Trustors' friend, **DOROTHY G. SMITH** shall serve as the alternate successor Trustee.

The Trustor reserves the right to appoint other Trustees or successor Trustees and to remove any Trustee or Trustees from office at any time while the Trustor shall live. Unless otherwise stated in writing by the Trustor, the Trustee and successor Trustees of the Declaration of Trust shall be considered to be those mentioned above.

5. That enumeration of certain powers of the Trustee shall be interpreted neither in derogation of any right of the Trustee under the law nor, as restricting the discretion a prudent person would use in the management of property held for the benefit of others; such enumeration shall not limit its general powers in dealing with third persons, the Trustee 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'

11693

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Roy & Sonia Nelson the 24th day
of May A.D., 19 93 at 11:46 o'clock AM., and duly recorded in Vol. M93,
of Mortgages on Page 11690.

Evelyn Biehn County Clerk

By

Annette Mueller

FEE \$45.00