

RECORDING REQUESTED BY:

1999 SEP 24 PM 2:48

Ref
LE ROY C. BLUM

ZULA M. BLUM

10108 Grant Line Road, CA 95624

Elk Grove

W M99 Page 38085

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.

Act. No's: 4008 -006BB-00500

GRANT DEED

We, **LEROY C. BLUM** and **ZULA M. BLUM**, Trustees of **THE LEROY & ZULA BLUM FAMILY 1986 REVOCABLE LIVING TRUST**, who took title as **LEROY C. BLUM AND ZULA M. BROWN**, Trustees of **THE LEROY C. AND SULA M. BLUM FAMILY 1996 REVOCABLE LIVING TRUST**, do hereby grant to **LEROY C. BLUM** and **ZULA M. BLUM**, Trustees of the **THE BLUM REVOCABLE FAMILY TRUST**, whose successors and appointees are also named in that instrument known as the **EXTRACT OF TRUST AGREEMENT** of said trust agreement, further identified as **EXHIBIT "B"**, attached hereto and made a part hereof,

A divided 1/3 interest in all that real property situated in the County of Kalamath, State of Oregon described as follows:

* **This deed** is intended to transfer Settlers' interest in real property from one revocable trust to another revocable trust for both of which they are the Settlers and Trustees. It is also intended to correct a clerical error in the previous transfer which listed the previous trust as 1996 when it was supposed to be 1986.

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

8/17, 1999.
Dated

Le Roy C. Blum
LE ROY C. BLUM, Trustee

State of California) SS.
County of Sacramento)

Zula M. Blum
ZULA M. BLUM, Trustee

On this 17th day of August, 1999, before me, Carolyn A. Turner
(Name of the Notary Public)

a Notary Public in and for said County and State, personally appeared **LE ROY C. BLUM** and **ZULA M. BLUM**, 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.



[Signature]
NOTARY PUBLIC, STATE OF CALIFORNIA

4000

EXHIBIT "A" (LEGAL DESCRIPTION)

A parcel of land situated in the W1/2 NW 1/4 of Section 6, Township 40 South, Range 8 East of the Willamette Meridian. Klamath County, Oregon, being more particularly described as follows:

Beginning at a 5/8 inch iron pin marking the Southwest corner of Lot 21 of the THIRD ADDITION TO KLAMATH RIVER ACRES, a duly recorded subdivision in said Klamath County, thence South 00 degrees 16' 59" West along the Easterly right of way line of Morgan Way, a public road, 191.65 feet to a 5/8 inch iron pin on the Northerly right of way line of Oregon Highway No. 66, thence North 88 degrees 57' 00" East along said Northerly right of way line 217.62 feet to a 5/8 inch iron pin at the beginning of a curve to the left; thence along the arc of a 378.00 feet radius curve to the left (delta = 20 degrees 23' 24"; long chord North 78 degrees 45' 17" East 133.81 feet) 134.52 feet to a PK nail at a point-on-curve and the Southwesterly right of way line of vacated Pine Street, thence North 56 degrees 53' 37" West along said Southwesterly right of way line of vacated Pine Street, 296.47 feet to a 5/8 inch iron pin marking the most SE corner of said Lot 21; thence South 89 degrees 47' 18" West along the South line of said Lot 21, 99.54 feet to the point of beginning.

Parcel Act. No's: 4008 -006BB-00500

END OF EXHIBIT "A" (LEGAL DESCRIPTION)

EXHIBIT "B"

EXTRACT OF TRUST AGREEMENT

THE BLUM REVOCABLE FAMILY TRUST

1. That **LE ROY C. BLUM**, born May 7, 1929, social security number 558-46-0940, and **ZULA M. BLUM**, born May 6, 1928, social security number 561-32-1168, 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 BLUM 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. To encumber or hypothecate trust property by mortgage, deed of trust or pledge for any appropriate trust venture to which the indebtedness relates. 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 Trustors' son, **THOMAS G. BLUM** as the successor Trustee; however should Trustors' son, **THOMAS G. BLUM** 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' son, **STEVEN D. BLUM** 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"

State of Oregon, County of Klamath
Recorded 9/24/99, at 2:48 p.m.
In Vol. M99 Page 38085
Linda Smith,
County Clerk Fee \$ 40⁰⁰