2010-011121 Klamath County, Oregon



09/20/2010 01:28:29 PM

Fee: \$42.00

RECORDING REQUESTED BY: WILLIAM D. CALLERY 34758 Devonshire Drive **EUGENE, OREGON 97405**

From: WILLIAM D. CALLERY

When Recorded, Mail to: Same as Above MAIL TAX STATEMENT 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. The consideration for this transfer is -\$0-.

= WARRANTY DEED =

WILLIAM D. CALLERY, President of PYLOT BUILDERS, INC., hereby grants to THE CALLERY FAMILY TRUST, whose Trustees are, at the time of recording, WILLIAM D. CALLERY & NANCY E. CALLERY, 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 County of Klamath, State of Oregon, described as follows:

Lot 13 in Block 3 of Leisure Woods, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

State of Oregon)ss

County of Lane

On this 22 "D day of 5ETTEN BET, 2009, before me, the undersigned Notary Public, appeared WILLIAM D. CALLERY President of PYLOT BUILDERS, INC. personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument and acknowledged that he executed it.

Witness my hand and official Seal.

{seal}

My Commission Expires: 10002,2010

EXHIBIT "B" CERTIFIED EXTRACT OF TRUST AGREEMENT THE CALLERY FAMILY TRUST

1. That WILLIAM D.	CALLE	RY and NANCY E. CALLERY as settlors and trustees, executed a Declaration of Trust
dated	, 2006.	Said Declaration of Trust is entitled THE CALLERY FAMILY TRUST.

- 2. That the current beneficiaries under the terms of said Declaration of Trust are the settlors.
- 3. That the power and authority of the Trustees with respect to the Trust property includes, 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(s) of the Trustee(s).
- 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 Trustee(s) deem advisable to protect the trust estate against any damage or loss and to protect the trustee(s) 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. Settlors are empowered to designate trustees and Successor Trustees and have appointed LISA A. KOONTZ and JEREMY J. CALLERY, to serve as alternate Successor Trustees.

The settlors reserve the right to appoint trustees and successor trustees and to remove any trustee(s) from office at any time while alive. Unless otherwise stated in writing by the settlors, the 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"