

GUARDIAN'S DEED

This indenture made this 27th day of February, 1956, in the City of Klamath Falls, County of Klamath, State of Oregon, by and between Robert D. Puckett as Guardian of the Estate of Albert F. Joens, an incompetent, the party of the first part and Ray Lee Hunsaker, Sr. and Wayve Nell Hunsaker, husband and wife, of the City of Klamath Falls, County of Klamath, State of Oregon, party of the second part.

WITNESSETH:

That whereas pursuant to the notice given thereof as required by law the party of the first part did sell at private sale, subject to confirmation by the Circuit Court of the State of Oregon for the County of Klamath, real property hereinafter described, situate in the City of Klamath Falls, County of Klamath, State of Oregon, and at such sale the party of the second part was purchaser of said real property for the sum of Thirty One Hundred Fifty (\$3,150) Dollars.

Whereas the aforesaid Court upon return being made of said sale on the 30th day of January, 1956, did, on the 16th day of February, 1956, make an Order confirming said sale and directing that a conveyance be executed to said party of the second part, a copy of which Order of Confirmation was recorded on the 16th day of February, 1956, in Volume 37 at page 155 of the probate records of said County, within which the said land is situate and which said Order of Confirmation is now on record in the County Clerk's office and is hereby referred to and made a part of this indenture.

NOW, THEREFORE, the said Robert D. Puckett, as Guardian of the Estate of Albert F. Joens, an incompetent, as aforesaid, the party of the first part, pursuant to the Order of said Court as aforesaid and in consideration of Thirty One Hundred Fifty (\$3,150) Dollars, to him in hand paid by the party of the second part, receipt whereof is hereby acknowledged, does hereby grant, bargain sell and convey unto the party of the second part, their heirs and assigns forever, all the Estate, right, title and interest of the said Albert F. Joens, an incompetent person, in and to all that real property sit-

uate in the City of Klamath Falls, County of Klamath, State of Oregon, described as follows, to-wit:

All that portion of Lots 5 and 6 in Block 21 of Industrial Addition to the City of Klamath Falls, Oregon, according to the official plat thereof, more particularly described as follows:

Beginning at the most Southerly corner of Lot 5 in said Block 21; thence Northwesterly along the Northeasterly line of Martin Street, a distance of 50 feet to the most Westerly corner of Lot 6 in said Block 21; thence North-easterly along the line between Lots 6 and 7 in said Block a distance of 50 feet; thence Southeasterly parallel with Martin Street, a distance of 50 feet; thence Southwesterly along the line between Lots 5 and 6 in said Block a distance of 50 feet to the point of beginning.

Together with the tenements, hereditaments and appurtenances whatsoever to the same belonging or in any wise appertaining.

Subject also to restrictions, reservations, rights of way of record and those apparent upon the land.

TO HAVE AND TO HOLD, all and singular the above mentioned and described premises, together with the appurtenances to the party of the second part, their heirs and assigns forever, and furthermore, I, the said Robert D. Puckett, do hereby covenant with the said Ray Lee Hunsaker, Sr. and Wayve Nell Hunsaker, husband and wife, their heirs and assigns that I have full power and authority and my said capacity under and by virtue of said Order of Sale, to bargain, sell and convey the above described premises in manner and form as is above written and that I will warrant and defend the same unto the said Ray Lee Hunsaker, Sr. and Wayve Nell Hunsaker, their heirs and assigns against all persons claiming by, for or under any deeds or conveyances from me made in pursuance of the aforesaid Order of Sale of the above mentioned Court.

IN WITNESS WHEREOF the said party of the first part is Guardian of Albert F. Joens, an incompetent person, has hereunto set his hand and seal the day and year in this indenture first above written.

Robert A. Puckett
As Guardian of the Estate of Albert F. Joens,
An Incompetent person