

20315

VOL. M 68 PAGE 1240

THIS INDENTURE, Made this 22nd day of July, 1958,

by and between BURNIS M. FARRAR, a duly appointed, qualified and acting guardian of the estate of Fred McTimmonds, an incompetent person of the County of Marion, State of Oregon, the party of the first part, and CHARLES VICTOR SHUCK and JOANN N. SHUCK, husband and wife, of County of Klamath, State of Oregon, the parties of the second part.

WITNESSETH, That, whereas, on the 7th day of May, 1958, the Circuit Court of the State of Oregon, County of Klamath, Probate Department, made an order authorizing the said guardian to sell certain real property of said ward upon the terms and conditions in said order set out, and

WHEREAS, under and by virtue of said order of sale and pursuant to legal notice given thereof, the said party of the first part, on the 10th day of July, 1958, at 1213 Main Street, Klamath Falls, Oregon, sold hereinafter described property at private sale upon a conditional sales contract and subject to confirmation by said Circuit Court in said real estate described in said order of sale, and at such sale, the said parties of the second part became the purchasers of the said real estate hereinafter described for the sum of \$4,500.00, they being the highest and best bidder, and that being the highest and best bid therefor, and

WHEREAS, the said Circuit Court, upon due and legal return made by said party of the first part under said order of sale, did on the 18th day of July, 1958, make an order confirming said sale and authorizing, empowering and directing said guardian to execute and deliver unto said purchasers a contract for the conditional sale of the said real property.

1203

NOW, THEREFORE, the said party of the first part, pursuant to the order as aforesaid, having received the balance due in full upon said contract in the sum of \$4,500.00 to her in hand paid by said parties of the second part, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents, does grant, bargain, sell and convey unto the said parties of the second part, their heirs and assigns forever, all the right title, interest and estate of the said Fred McTimmonds, an incompetent person, in and to the certain lot, piece of parcel of land situate, lying and being in the County of Klamath, State of Oregon, and better known and described as follows:

Lot 603, Block 103, Mills Addition to Klamath Falls, Oregon, as set forth in plot thereof in file of the office of the county clerk for the County of Klamath, State of Oregon,

together with the tenements, hereditaments and appurtenances whatsoever thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD all of the abovementioned described premises, together with the appurtenances unto the said parties of the second part, their heirs and assigns, to them and for their sole use, benefit forever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set her hand and seal the day and year first above written.

Burnis M. Farrar (SEAL)
Guardian of the Estate of Fred McTimmonds, an incompetent person.

STATE OF OREGON }
County of Oregon } ss.

This is to certify that on this 22nd day of July, 1958, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the above named BURNIS M FARRAR, who is known to me to be the identical person described in and who executed the foregoing instrument, and acknowledged to me that she executed the same.

In testimony whereof, I have hereunto set my hand and notarial seal the day and year last above written.

Thomas G. Gabriel
Notary Public for Oregon

My Commission Expires: Oct. 11, 1959

1204

STATE OF OREGON, } ss
County of Klamath

Filed for record at request of

First Federal Savings Loan

on this 16 day of February A. D. 19 68

at 9:16 o'clock AM and duly

recorded in Vol. M-68 of Deeds

Page 1202

DOROTHY ROGERS, County Clerk

By Beverly J. Ryals, Deputy

Fee \$2.50