

68-329 *WHP*

## GUARDIAN'S DEED

KNOW ALL MEN BY THESE PRESENTS, that VERA M. RUTQUIST, the duly appointed, qualified and acting guardian of the estate of KARLA K. HUNT, a minor, having been appointed as such by the Circuit Court of the State of Oregon for the County of Klamath, in pursuance of an order and license of said court to sell the real property hereinafter described, which said order and license was dated and entered on the 9th day of August, 1966, and entered in Book 15 at page 12 of the Journal of said Court, and the further order of the Court dated and entered on October 6, 1967, extending said license and entered in Book 15 at page 12 of the Journal of said Court, and of an order of said court confirming the sale of said real property to GEORGE DEWOODY MASSEY, JOHN D. BELL, EVERETT E. HOWARD, GERALD J. NICHOLSON and EARLE M. LEVERNOIS, which said order of confirmation was dated and entered the 4th day of April, 1968, and entered in Book M-68 at page 2017 of the Journal of said Court, and authorized and directed the execution and delivery of this deed upon the payment of the entire purchase price of Five Thousand and No/100, (\$5,000.00), Dollars; and in consideration of the payment of said sum of \$5,000.00, receipt whereof is hereby acknowledged, has bargained and sold and by these presents does hereby grant, bargain, sell and convey unto the said GEORGE DEWOODY MASSEY, JOHN D. BELL, EVERETT E. HOWARD, GERALD J. NICHOLSON and EARLE M. LEVERNOIS, all married men, their heirs, successors and assigns, all the following bounded and described real property, situated in the County of Klamath, State of Oregon, to-wit:

An undivided one-fifth (1/5) interest in and to Blocks 4 and 5, resubdivision of a portion of McLOUGHLIN HEIGHTS.

ALSO, all of the right, title and interest of said KARLA K. HUNT in and to the following: A portion of Lots 1, 11 and 12, Block 5, of the original McLoughlin Heights Addition to Klamath Falls, now vacated, being more particularly described as follows: Beginning at a point South 0°51' West 381.24 feet from the Northwesterly corner of the SW 1/4 of the NE 1/4 of Section 20, Township 38 South, Range 9 E.W.M., said point being the intersection of the West line of the "Re-

subdivision of a portion of McLOUGHLIN HEIGHTS" and the North right of way of Daggett Avenue; thence North 0°51' East along said subdivision line to its intersection with a 20 foot radius fillet curve as shown on the Northwesterly corner of Lot 1, Block 5, McLoughlin Heights; thence Northeasterly along said curve to its intersection with the South line of Hilltop Street; thence East along the South line of Hilltop Street, and along the North line of Lots 1 and 12, Block 5, 224.0 feet to a 20 foot radius fillet curve as shown on the North-easterly corner of Lot 12, Block 5, McLoughlin Heights; thence Southeasterly along said curve to a point of reversal with a 213.34 foot radius curve; thence Southwesterly along said 213.34 foot radius curve and along the Easterly line of Lots 11 and 12, Block 5 to its intersection with the Northeasterly right of way of Daggett Avenue as shown on the "Re-subdivision of a portion of McLoughlin Heights"; thence Northwesterly along the Northeasterly right of way of Daggett Avenue, which is along a 220.29 foot radius curve to the left, and North 87°49' West, 59.37 feet to the place of beginning; also the Southerly half of vacated Hilltop Street and the Northwesterly half of vacated Opal Drive that abutts this parcel of property.

SUBJECT TO: All future taxes and assessments; reservations, restrictions, easements and rights of way of record, and those apparent on the land,

together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and all the estate, right, title and interest of the said KARLA K. HUNT in and to said premises.

TO HAVE AND TO HOLD the above described and granted premises unto the said GEORGE DeWOODY MASSEY, JOHN D. BELL, EVERETT E. HOWARD, GERALD J. NICHOLSON AND EARLE M. LEVERNOIS, their heirs, successors and assigns forever.

IN WITNESS WHEREOF, the said VERA M. RUTQUIST, guardian of the estate of KARLA K. HUNT, a minor, has hereunto set her hand this 16 day of March, 1968.

*Vera M. Rutquist*  
Vera M. Rutquist, Guardian

STATE OF OREGON )  
 ) ss. March 16, 1968  
COUNTY OF MULTNOMAH )

Personally appeared the above named VERA M. RUTQUIST, and acknowledged the foregoing instrument to be her voluntary act and deed.

BEFORE ME:

*Betty O. Puckett*  
Notary Public for Oregon  
My Commission expires: 12/27/71

PRENTISS K. PUCKETT  
ATTORNEY AT LAW  
FIRST FEDERAL SAVINGS  
& LOAN BUILDING  
KLAMATH FALLS, ORE.

STATE OF OREGON, ss  
County of Klamath

Filed for record at request of

Transamerica Title Insurance Co.

on this 9 day of April A. D. 1968  
at 8:32 o'clock AM, and duly

recorded in Vol. M-68 of Deeds

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DOROTHY ROGERS, County Clerk

By [Signature] Deputy

Fee 4.50

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