

GUARDIAN'S DEED.

THIS INDENTURE, Made this 17th day of March, 1970, by and between EDWARD I. MITCHELL, the duly appointed, qualified and acting guardian of the estate of BEN FAYE MITCHELL, an Incompetent, hereinafter called the ward, and ROBERT L. TOLER and JERRINE M. TOLER, husband and wife, hereinafter called the grantees;

WITNESSETH: On the 19th day of November, 1969, the Circuit Court of the State of Oregon for Klamath County, made an order for the sale of certain real property of the said ward, hereinafter described, upon the terms and conditions in said order set out, which said order of sale is entered in book M-69 at page 6881 of the journal of said Court;

Under and by virtue of said order of sale and pursuant thereto, and on the 17th day of March, 1970, the said Guardian, subject to the confirmation of said Court, sold the real property described in said order of sale to the said grantees for the sum of Thirteen Thousand Dollars (\$13,000.00), and made and filed in the proceedings for the guardianship of said ward a return of his proceedings concerning said sale, following which, upon a hearing in said Court held pursuant to law, the said Court made an order confirming said sale and directing a conveyance of said real property to be made to said Purchasers; said order of confirmation is entered in book M-70 at page 2816 of the journal of said Court;

Reference to the said order of sale and the said order of confirmation is now made, both of the same being incorporated in and made a part of this conveyance as fully as though set out herein verbatim;

Now, Therefore, in view of the premises and pursuant to the order last aforesaid, and for and in consideration of the sum last mentioned, in hand paid by the said Purchasers, the receipt whereof is hereby acknowledged, the guardian has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said grantees and grantees' heirs and assigns forever, all the right, title, interest and estate of the said ward in and to that certain real property in the County of Klamath, State of Oregon, and better known and described as follows, to-wit:

All that portion of Lot 6, Section 34, Township 34 South, Range 7 East of the Willamette Meridian, described as follows:

Beginning at a point located by the following two courses, North 59° 30' West, 116.3 feet and South 47° 21' West, 53 feet from the intersection of the Westerly line of Lalakes Avenue with the Northerly line of Schonchin Street in the townsite of West Chiloquin, Oregon; thence continuing South 47° 21' West

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150 feet; thence North 42° 39' West 200 feet, more or less, to the Southeasterly line of a County Road; thence North 47° 21' East along said Road 150 feet; thence South 47° 21' East to the point of beginning.

Subject to reservations and restrictions of record and easements and rights of way of record and those apparent on the land,

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

To have and to Hold the same, together with the appurtenances, unto the said grantees and grantees' heirs and assigns forever.

IN WITNESS WHEREOF, the said Guardian has hereunto set hand and seal on this, the day and year first above written.

Edward D. Mitchell
Guardian of the Estate of Ben Faye Mitchell, Incompetent.

STATE OF OREGON,)
(ss.
County of Klamath.)
March 19, 1970,

Personally appeared the above named EDWARD I. MITCHELL, who is the Guardian of the Estate of BEN FAYE MITCHELL, Incompetent, and acknowledged the foregoing instrument to be his voluntary act and deed, executed pursuant to the Order of Confirmation described hereinabove.

Before me:

Robert A. Buckett
Notary Public for Oregon,
My Commission Expires: 1/1/71

STATE OF OREGON,)
County of Klamath) ss.

Filed for record at request of:
Transamerica Title Ins. Co.
on this 12th day of August A. D., 19 70
at 11:16 o'clock A. M. and duly
recorded in Vol. M-70 of Deeds
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WM. D. MILNE, County Clerk

Fee \$3.00

Deputy.

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