

61399

28-2185-  
**THIS INDENTURE**, Made this 17th day of February, 1972, by and between  
 Robert Thomas, the duly appointed, qualified and acting guardian of the  
 estate of Olga J. Backstrom aka Olga M. Backstrom, hereinafter called the ward and  
 Modoc Lumber Co., hereinafter called the grantee; **WITNESSETH:**

**RECITALS:** On the 31st day of January, 1972, the Circuit Court of the  
 State of Oregon for Klamath County made an order for the sale of real property of the ward herein-  
 after described, upon the terms and conditions in said order set forth; pursuant to said order of sale and on the  
 2nd day of February, 1972, the said guardian, subject to confirmation, sold the said real  
 property to the said grantee for the consideration hereinafter named 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 confirmed said sale and directed that a conveyance of said real property  
 be made to said grantee; reference to the said orders of sale and 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**, pursuant to the order last aforesaid and for the consideration stated below paid by  
 the grantee, the guardian has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell  
 and convey unto the grantee and grantee's heirs, successors-in-interest 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, described as follows, to-wit:

The Northerly 1/2 of Lot 1 and the Northerly  
 1/2 of Lot 2, Block 86, Klamath Addition,  
 304 South 4th Street.

**TO HAVE AND TO HOLD** the same unto the grantee and grantee's heirs, successors-in-interest and assigns  
 forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$9,000.00

ⓐ However, the actual consideration consists of or includes other property or value given or promised which is <sup>part of the</sup> the whole  
 consideration (indicate which). ⓑ

**IN WITNESS WHEREOF**, the said guardian has executed this instrument; if guardian is a corporation, it  
 has caused its corporate name to be signed hereto and its corporate seal affixed by its officers duly authorized there-  
 unto by order of its Board of Directors.

*Robert Thomas*  
 ROBERT THOMAS, Guardian

(If corporate guardian,  
 affix corporate seal.)

NOTE—The sentence between the symbols ⓐ, if not applicable, should be deleted. See ORS 93.030.

STATE OF OREGON, } ss.  
 County of Klamath }  
 February 17, 1972  
 Personally appeared the above named  
 Robert Thomas  
 and acknowledged the foregoing instru-  
 ment to be his voluntary act and deed.  
 Before me:  
 (OFFICIAL SEAL) *James Munsell*  
 Notary Public for Oregon  
 My commission expires: 12-18-73

STATE OF OREGON, County of ) ss.  
 Personally appeared )  
 who, being duly sworn,  
 each for himself and not one for the other, did say that the former is the  
 president and that the latter is the  
 secretary of  
 a corporation,  
 and that the seal affixed to the foregoing instrument is the corporate seal  
 of said corporation and that said instrument was signed and sealed in be-  
 half of said corporation by authority of its board of directors; and each of  
 them acknowledged said instrument to be its voluntary act and deed.  
 Before me:

Notary Public for Oregon  
 My commission expires:

(OFFICIAL  
 SEAL)

## DEED

Guardian

TO

(DON'T USE THIS  
 SPACE) RESERVED  
 FOR RECORDING  
 LABEL IN COUN-  
 TIES WHERE  
 USED.)

AFTER RECORDING RETURN TO

No. *Phyton Real Estate*  
*131 So 6th*  
*City*

FEE \$2.00

STATE OF OREGON, } ss.

County of Klamath }

I certify that the within instru-  
 ment was received for record on the  
 18th day of FEBRUARY,  
 1972, at 2:06 o'clock P.M.,  
 and recorded in book M. 72  
 on page 1818 of said County.

Witness my hand and seal of  
 County affixed.  
 WM. B. MILNE

COUNTY CLERK

Title.

By *Robert Thomas* Deputy

FEB 18 2 06 PM 1972

FEB 22