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Vol. 76 Page 5276GUARDIAN'S DEED

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2 THIS INDENTURE, made this 22nd day of June, 1964,  
3 by and between NELLIE L. SIMMONS, the duly appointed, qualified and  
4 acting Guardian of the Estate of EDWARD EUGENE SIMMONS, a minor,  
5 the party of the first part, and DOUGLAS L. WALLS and ROBERT WALLS,  
6 the parties of the second part,

WITNESSETH:

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8 That, Whereas, on the 20th day of April, 1964, the Circuit  
9 Court of the State of Oregon, for Klamath County, made an order  
10 authorizing the Guardian to sell certain real property of said minor,  
11 upon the terms and conditions in said order set out, which said order  
12 of sale is entered in Volume No. 63 of the Journal of the said  
13 Circuit Court on page 446 thereof.

14 And, Whereas, under and by virtue of said order of sale,  
15 and pursuant to legal notice given thereof, the said party of the  
16 first part on or after the 25th day of May, 1964, at Klamath Falls,  
17 Oregon, between the hours of nine o'clock in the morning and four  
18 o'clock in the evening of the same day, offered for sale at private  
19 sale and subject to confirmation by said Circuit Court, the said real  
20 estate described in said order of sale; and at such sale the said  
21 parties of the second part became the purchasers of the real property  
22 hereinafter described for the sum of Nine Thousand Twelve and 50/100  
23 (\$9,012.50) Dollars, they being the highest and best bidders and that  
24 being the highest and best sum bid therefor;

25 And, Whereas, the said Circuit Court, upon due and legal  
26 return made by said party of the first part, under said order of sale,  
27 did, on the 15th day of June, 1964, make an order confirming said  
28 sale, and directing conveyance to be made to said purchasers, which  
29 said order of confirmation is entered in Volume No. 64 of the  
30 Journal of said Court on page 98 thereof;

31 NOW THEREFORE, the said party of the first part, pursuant  
32 to the order last aforesaid, and for and in consideration of the sum

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1 of Nine Thousand Twelve and 50/100 (\$9,012.50) Dollars to her in  
2 hand paid by the said parties of the second part, the receipt whereof  
3 is hereby acknowledged, has granted, bargained, sold and conveyed,  
4 and by these presents does grant, bargain, sell and convey unto the  
5 said parties of the second part, their heirs and assigns forever, all  
6 the right, title and interest of the said EDWARD EUGENE SIMMONS,  
7 a minor, in and to that certain lot, piece of parcel of land situate,  
8 lying and being in the County of Klamath, State of Oregon, and better  
9 known and described as follows, to-wit:

10 The East 100 feet of Lots One (1) and Two (2)  
11 and the East 100 feet of the North 30 feet  
12 of Lot Three (3), Block Eight (8), ORIGINAL  
TOWN OF BONANZA,

13 Subject to the dower interest of NELLIE L.  
SIMMONS;

14 together with the tenements, hereditaments and appurtenances whatso-  
15 ever thereunto belonging, or in anywise appertaining.

16 TO HAVE AND TO HOLD, all and singular the above mentioned  
17 and described premises, together with the appurtenances, unto the  
18 said parties of the second part, their heirs and assigns, forever.

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

21 *Nellie L. Simmons* (SEAL)  
22 Guardian of the Estate of  
EDWARD EUGENE SIMMONS, a minor.

23 STATE OF OREGON )  
24 COUNTY OF KLAMATH ) ss.

25 THIS CERTIFIES, That on this 22nd day of June, 1964, before  
26 me, Notary Public in and for the said County and State, personally  
27 appeared the within named NELLIE L. SIMMONS, who is known to me to be  
28 the person described in and who executed the foregoing deed as the  
29 Guardian of the Estate of EDWARD EUGENE SIMMONS, a minor, and acknow-  
30 ledged to me that she, as the Guardian of the Estate of EDWARD EUGENE  
31 SIMMONS, a minor, executed the same freely and voluntarily for the

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LAW OFFICES  
L. ORTH SISEMORE  
530 MAIN STREET  
KLAMATH FALLS, OREGON

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1 uses and purposes therein mentioned.

2 IN WITNESS WHEREOF, I have hereunto set my hand and

3 Notarial Seal the day and year last above written.

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Return:

First Fed.

540 main

*[Signature]*  
Notary Public for Oregon  
My Commission Expires: 4/25/68

STATE OF OREGON, COUNTY OF CLATSOP

Filed for record at \_\_\_\_\_ Transamerica Title Ins

this 13 day of April, A.D. 19 76, 3:57 P.M.

duly recorded in Vol. M. 76, of \_\_\_\_\_ deeds, Page 5276

Wm D. MILNE, County Clerk

By *[Signature]*

9.00

LAW OFFICES  
L. ORTH SISEMORE  
538 MAIN STREET  
KLAMATH FALLS, OREGON

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