

1 IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR JACKSON COUNTY
 2 In the Matter of the)
 3 Conservatorship)
 4 of)
 5 WESLEY DEAN ANDREATTA,)
 6 A Minor Child.)

No. G-78-78

ORDER APPOINTING CONSERVATOR
AND APPROVING SALE OF REAL
PROPERTY

7 This matter having come on before the Court upon the petition
 8 of Gwendolyn Starnes, and it appearing to the Court that the
 9 petitioner is the natural mother of Wesley Dean Andreatta, born
 10 December 6, 1960, as issue of the marriage between petitioner
 11 Italo J. Andreatta; that said marriage was dissolved by order
 12 of the Jackson County Circuit Court, Case No. 68-276-7, dated
 13 October 1, 1968, under which said petitioner was awarded the
 14 care, custody and control of said Wesley Dean Andreatta; that
 15 said minor child resides with said petitioner at 1845 Sunset
 16 Drive, Medford, Jackson County, Oregon, and

17 It further appearing to the Court that said minor child has
 18 a one-fourth interest as tenant in common of the real property
 19 located at 2025 Reclamation, Klamath Falls, Oregon, described
 20 as Lot 792, Block 105 of Mills Addition to the City of Klamath
 21 Falls, Klamath County, Oregon, according to the official plat
 22 thereof now of record; that all the other co-tenants have obtained
 23 their majority and the property is in the process of being sold
 24 for the sum of \$22,500.00 in cash, and that the proceeds of the
 25 sale are subject to the payment of the following bills for the
 26 repair and maintenance of the improvements on said real property,
 the costs and expenses of sale, and the funeral expenses of

Order Appointing Conservator
 and Approving Sale of Real
 Property -1-

1 Italo Andreatta, the father of all of the co-defendants and co-
2 of the real property:

| | |
|---------------------------|------------------|
| 3 Eastside Electric | \$ 350.00 |
| 4 O'Hair's Funeral Home | 642.35 |
| Paul Holtcheck | 50.00 |
| Electrical inspection | 10.00 |
| 5 Ron Hopsan Repair | 11.00 |
| One-half escrow fee | 21.50 |
| 6 Title insurance premium | 135.00 |
| 7 Real Estate Commission | 1,350.00 |
| 8 Total bills and costs | <u>22,642.75</u> |

9 It further appearing to the court that said property was
10 purchased approximately one year ago for the sum of \$10,000.00
11 and that \$22,500.00 is the fair and reasonable market value
12 of said property at this time, and that petitioner is a fit
13 proper and suitable person to be appointed conservator of the
14 estate of said minor child; that there are no assets in the estate
15 of said minor child except as hereinabove mentioned and that the
16 appointment of an appraiser for said estate is, therefore,
17 unnecessary, and

18 It further appearing to the Court that, in order to consum-
19 mate the sale of said real property and in order to receive
20 payment of said minor child's share of the purchase price
21 therefor, a conservator should be appointed for the said
22 said minor child without bond because said wife will attend
23 majority December 6, 1978 and this conservatorship will be
24 terminated, and that Wesley Dean Andreatta, said father, has
25 consented in writing to the appointment of said petitioner,
26 Gwendolyn Starnes, as conservator of his property, and

Order Appointing Conservator
and Approving Sale of Real
Property -2-

1 for the purposes herein mentioned; it is, therefore, hereby
 2 CONSIDERED AND ORDERED that the petitioner, Wesley Dean
 3 Starnes, be and she hereby is appointed as conservator of the
 4 property and estate of Wesley Dean Andreatta, a minor child,
 5 for the purposes hereinabove with the usual and customary powers
 6 and without the necessity of filing a bond or undertaking
 7 herein.

8 And it is further CONSIDERED AND ORDERED that the sale
 9 of said minor's interest in said real property for the price
 10 and upon the terms and conditions above set forth is hereby
 11 approved and the conservator is authorized and directed to exe-
 12 cute and deliver a deed conveying the interest of said minor in
 13 the real property above described to the purchaser and payment
 14 of the purchase price therefor.

15 Dated at Medford, Oregon, this 30 day of December,
 16 1978.

17
 18 Mitchell K. Korman
 19 Circuit Judge

20 STATE OF OREGON
 21 County of Jackson

22 I, PAT WATSON County Clerk of the above named County and State and Clerk
 23 of the Circuit Court of the County of Jackson and State of Oregon do hereby certify
 24 that the foregoing copy has been by me compared with the original, and that it is a
 25 transcript therefrom, and of the whole of such original as the same appears on file
 26 or of record in my office and in my care and custody.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the
 seal of said Court, this 3 day of November A.D. 1978

PAT WATSON Jackson County Clerk
 By Anna B. Deffen Deputy

Order Appointing Conservator
 and Approving Sale of Real
 Property - 3-
 After recording return to:
 Transamerica Title Insurance Co.
 600 Main Street
 Klamath Falls, OR 97601 Attent: Julie

ALTER D. NUNLEY
 LAWYER
 21 SOUTH NEWTOWN
 MEDFORD, OREGON
 97504

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 13th day of
DECEMBER A.D., 19 78 at 3:42 o'clock P.M., and duly recorded in Vol. MTS,
 of DEEDS on Page 27952.

FEE \$ 9.00

WM. D. MILNE, County Clerk
 By Jaqueline J. Mettee Deputy