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K-32408

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258

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1 IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR JACKSON COUNTY

2 In the Matter of the Conservatorship)
 3 of MELANIE LISA WATKINS, MELISSA)
 4 LORI WATKINS and WENDY DENISE WATKINS,)
 Minors,)

No. G-93-79

Co-Petitioners.)

ORDER APPOINTING CONSERVATOR

6 THIS MATTER coming before the Court upon the peti-
 7 tion of MELANIE LISA WATKINS, MELISSA LORI WATKINS and WENDY
 8 DENISE WATKINS, co-petitioners, and the Court finding that the
 9 facts contained therein are true, and that all notice requirements
 10 have been met or validly waived, and that there are no objections
 11 to said petition;

12 The Court hereby finds that co-petitioners, MELANIE
 13 LISA WATKINS, MELISSA LORI WATKINS and WENDY DENISE WATKINS are
 14 protected persons and hereby orders that DORA LAVONNE WATKINS
 15 be appointed as conservator to manage and protect their real
 16 property interests.

17 DATED this 7/ day of September, 1979.

18 
 19 CIRCUIT COURT JUDGE

20 WALDEN TERRY
 21 JACOBSON COUNTY CLERK
 22 DOCKETED BY
 23 *Deane H. McConnaughy*

24 SEP 21 3 34 PM '79

25 RECEIVED
 26 FILED

ORDER APPOINTING CONSERVATOR

ROBERT F. WEBBER
 ATTORNEY AT LAW
 818 WEST EIGHTH ST.
 MEDFORD, OREGON 97501
 (503) 779-6967

79 OCT 29 PM 3:06

LETTERS OF CONSERVATORSHIP

IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR JACKSON COUNTY

258

375

25437

No. G-93-79

STATE OF OREGON

County of Jackson

ss.

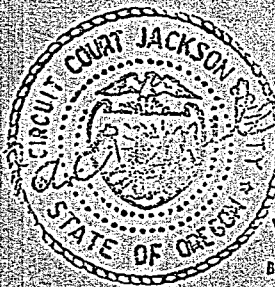
TO ALL WHOM THESE PRESENTS SHALL COME, GREETING:

KNOW YE, That on September 21

, 19 79, the Circuit

Court, Jackson County, State of Oregon, appointed Dora Lavonne Watkins conservator of the estate of Melanie Lisa Watkins, Melissa Lori Watkins and Wendy Denise Watkins, that the named conservator has qualified and has the authority and shall perform the duties of conservator of the estate of the named protected person as provided by law.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the seal of the court at my office on September 21, 19 79.



FILED

SEP 21 1979

WALDENE TERRY, County Clerk

By Lorene H. McCormack DEPUTY

Waldene Terry
Clerk of the Court

By Lorene H. McCormack
Deputy

STATE OF OREGON

County of Jackson

ss.

I, Waldene Terry, County Clerk and Clerk of the Circuit Court, of the County and State aforesaid, do hereby certify that the foregoing copy of Letters of Conservatorship has been by me compared with the original and that it is a correct transcript therefrom, and of the whole of such original Letters of Conservatorship as the same appears on file and of record at my office and in my custody, and that said Letters are still in force.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of said court this 25 day of October, 19 79.

Waldene Terry
Clerk of the Court

By Lorene H. McCormack
Deputy

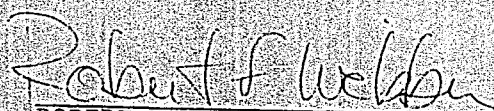
1 IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR JACKSON COUNTY

2 In the Matter of the Conservatorship) No. G-93-79
 of MELANIE LISA WATKINS, MELISSA) MOTION AND ORDER FOR AUTHORI-
 3 LORI WATKINS and WENDY DENISE WATKINS,) ZATION AND CONFIRMATION OF
 Minors,) SALE OF REAL PROPERTY
 4)
 Co-Petitioners.)
 5)

6 COMES NOW DORA LAVONNE WATKINS, conservator for
 7 co-petitioners herein, and moves the Court for an order author-
 8 izing and confirming the sale of that real property described
 9 as

10 E $\frac{1}{2}$ of NE $\frac{1}{4}$ of Sec. 23, T. 34 S., R. 6 E., W.M. Klamath Co., OR
 11 W $\frac{1}{2}$ of NW $\frac{1}{4}$ of Sec. 24, T. 34 S., R. 6 E., W.M. Klamath Co., OR

12 This motion is based upon the affidavit of conser-
 13 vator and the exhibits attached thereto and incorporated by
 14 this reference herein.

15 

16 ROBERT F. WEBBER
 Attorney for Conservator

17 ORDER

18
 19 THIS MATTER coming before the Court upon the motion
 20 of conservator for the minor co-petitioners, the Court having
 21 considered the affidavit and the exhibits attached thereto, and
 22 being fully advised in the premises,

23 IT IS HEREBY ORDERED that the proposed sale of
 24 real property as indicated by the earnest money receipt dated

25 //

26 //

MOTION AND ORDER FOR AUTHORIZATION AND CONFIRMATION OF SALE OF
 REAL PROPERTY

25439

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August 15, 1979, signed by Gerald Whitlatch, attached to
Petition and Motion as Exhibit "A" be authorized and confirmed.

DATED this 16 day of October, 1979.

L. L. SAWYER
CIRCUIT COURT JUDGE

RECEIVED FILED

'79 OCT 16 PM 3:45

JACKSON COUNTY CLERK
DOCKETED BY

ATTORNEY AT LAW
818 WEST EIGHTH ST
MEDFORD, OREGON 97501
(503) 779-6967

2 MOTION AND ORDER FOR AUTHORIZATION AND CONFIRMATION OF SALE
OF REAL PROPERTY

IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR JACKSON COUNTY

In the Matter of the Conservatorship) No. G-93-79
 of MELANIE LISA WATKINS, MELISSA)
 LORI WATKINS and WENDY DENISE WATKINS,) AFFIDAVIT
 Minors,)
)
 Co-Petitioners.)

STATE OF OREGON)
) ss.
 County of Jackson)

I, DORA LAVONNE WATKINS, being first duly sworn, depose and say:

That I am appointed by the Court as conservator for the minor children who are co-petitioners in this matter, and who are also my natural children.

Gerald Whitlatch on August 15, 1979, signed an earnest money receipt attached to this Affidavit as Exhibit "A", wherein he offered to purchase the real property described in my motion for authorization of sale for a purchase price of \$63,000.00. I believe that this is a reasonable price based upon my personal knowledge, conversations with the people who are knowledgeable in the real estate market in Klamath County, and upon the assessed valuation as of April 18, 1979, as indicated by the Notice of Change in Assessed Valuation which is also attached hereto and marked Exhibit "B". I believe that the conveyance will be in the best interest of co-petitioners as far as protecting their interests financially at the present time.

For the Court's information I have also caused

AFFIDAVIT

1 to be attached and marked as Exhibit "C" a title insurance
2 policy which was prepared on or about September 5, 1979, by
3 Klamath County Title Company.

4 I make this affidavit in support of my motion re-
5 questing that the Court authorize and confirm the sale of
6 this real property as being in the best interests of co-
7 petitioners.

8 THE FOREGOING IS TRUE AS I VERILY BELIEVE.

9
10 Dora Lavonne Watkins
11 DORA LAVONNE WATKINS

12 Subscribed and sworn to before me this 12 day of October, 1979.

13
14 Esther L. Davis
15 Notary Public for Oregon
16 My commission expires: 5-31-80

Vol. 258 Page 761
Oregon August 15
Delaware 11/10/79

Gerald Winsor on his decision to leave his job at the City of Madford

check
Klamath
Cashier
Oregon
August 15
fourteen thousand and no/100
Whitech

...and in part payment for the purchase of the following described real estate situated in the City of Oregon to-wit: E 1/2 of the N E 1/4 of Sec 24 ... Dollars 14,000.00

174 of Sec. 24, T. 34 S., R. 6 E., W. M. - (160 acres)
 252
 242

...which we have this day sold to said purchaser Dollars - \$ 64,000.00

Cash Deal - 160 acres @ \$400.00 per acre	Dollars (\$)	64,000.00
Property is owned	Dollars (\$)	50,000.00

Property is owned by three (3) minor children and will require a Court order - legal work obtained.

order - legal work to be done by Robert Webber, attorney, and will be retained at no cost to buyer.

policy from a reliable company insuring marketable title in seller is to be furnished purchaser in _____
 _____ company's title report showing its willingness to issue title insurance, which shall
 _____ if seller does not approve this sale within the period allowed for title insurance, which shall
 _____ not be made so within thirty days after the _____ and title to the _____

[illegible]

no exceptions

does not apply

10. **Agree to pay rate the taxes which are due and payable for the current tax year. Rents, interest,**
11. **his option out of purchase money as of the date of the consummation of said sale.**
12. **EQUALITY BETWEEN SELLER AND BUYER**
13. **premises is to be made as of the date of closing.**
14. **of the purchase price.**

...purchase price:
...the consummation of their last year. Rents, interest, premiums for existing insurance and other matters shall be pro rated
...SELLER AND PURCHASER. SELLER AND PURCHASER AGREE THAT SUBJECT SALE WILL BE CLOSED IN ESCROW. THE CLOSING
...upon receipt of entire sales price in full. The closing shall be held at the office of the undersigned attorney at law.
...or, as soon thereafter as the parties may agree.
...the consummation of their last year. Rents, interest, premiums for existing insurance and other matters shall be pro rated
...SELLER AND PURCHASER. SELLER AND PURCHASER AGREE THAT SUBJECT SALE WILL BE CLOSED IN ESCROW. THE CLOSING
...upon receipt of entire sales price in full. The closing shall be held at the office of the undersigned attorney at law.
...or, as soon thereafter as the parties may agree.

any suit or action brought on this contract, the losing party therein agrees to pay the prevailing party herein (1) the prevailing price in escrow, to be fixed by the trial court, and (2) on appeal, if any, similar fees in the appellate court, to be fixed hereinafter.

By Guardian

Whitlatch or his designee

in this transaction of \$ 10,000.00 the PURCHASER'S AGREEMENT RE DEPOSIT OF EARNINGS

parties agree and direct that such funds be deposited in the Client's Trust Account of the Crater indicated above. _____ Purchaser
Address _____ Purchaser
of this transaction pursuant to the attached _____
Crater Title Co. _____ 19____

Pursuant to the attached escrow instructions, _____, 19____
 Crater Title Co. _____

 Purchaser _____

the above sale for said price and on said terms and conditions and agree to consummate

Corona St., Medford, Or 97504

Purchaser

AGREEMENT TO SELL

Seller

Medford, Or. 97501
 Phone 779-5267
 August 15 1979

Copy hereof showing seller's acceptance.
 Copy hereof showing seller's signed acceptance sent buyer by registered mail, bearing his signature and that of the seller.
 Copy hereof showing seller's above address.
 Return receipt requested on
 Return receipt requested on

Purchaser: _____
 Seller: _____
 Seller: _____

Return receipt requested on _____
Return receipt card received _____
and attached to broker's copy _____

price sent buyer by registered mail to _____
Guardian _____ 19____
_____ 19____

Exhibit

Exhibit A
PURCHASER'S COPY WITH SELLER'S SIGNATURE, SHOWING ACCEPTANCE.

CONFIDENTIAL

NOTICE OF CHANGE IN ASSESSED VALUE

Sent in Compliance with O.R.S. 308.280

IS NOT A BILL BUT A NOTICE to advise you of the assessed value that has been placed on the property described hereon for use on the next assessment roll now being prepared. The preceding years values are also shown for your convenience.

DE	ACCOUNT NUMBER	DATE OF RESIDENCE
8	0015-023-000-000	04-18-79

ASSESSED VALUES				
AD PERIOD	ACRES	LAND	BUILDING OR STRUCTURE	TOTAL VALUE
RMER	160.00	22,000		22,000
9-80	160.00	26,180		26,180

IF YOU HAVE A QUESTION CONCERNING THE VALUE PLACED UPON YOUR PROPERTY, YOU HAVE UNTIL MAY 1 TO DISCUSS IT AT THE ASSESSOR'S OFFICE. OR BRING ALONG THIS NOTICE OR REFER TO YOUR CODE AND TAX LOT NUMBER.

SEE REVERSE SIDE FOR FURTHER EXPLANATION.

20277-TRENDED
Exhibit B



FIRST CLASS POSTAGE

25443

TO:

WATKINS WENDY D ETAL
% WATKINS DORAL
2290 CORONA
MEDFORD

OR97501

PHONE 884-5155

KLAMATH COUNTY TITLE CO.
422 MAIN STREET

Vol. 258 Page 763
KLAMATH FALLS, OR 97601

When contacting this office
kindly refer to

ORDER NO: K-32408

To Whitlatch, Gerald & Marie

AMENDED: 9-13-79
Preliminary report for a policy
of title insurance in the sum of

\$ 63,000.00

Premium

\$ 259.00

Note: No liability is assumed under this report
until premium is paid.

KLAMATH COUNTY TITLE CO., A corporation, hereby reports that title to the land hereinafter described
is on September 5 19 79 at 8:00 A. M., vested in:

MELANIE LISA WATKINS, a minor 1/3 interest; MELISSA LORI WATKINS,
a minor 1/3 interest; WENDY DENISE WATKINS, a minor 1/3 interest;
an estate in fee simple as tenants in common.

Our policy will not insure against:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; Pending proceedings for vacating, opening or changing of streets or highways preceding entry of the ordinance or order therefor.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possessions thereof.
3. Easements, claims of easement or encumbrances which are not shown by the public records; unpatented mining claims, reservations or exceptions in patents or in acts authorizing the issuance thereof; water rights, claims or title to water.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other facts which a correct survey would disclose.
5. Taxes for the year 1979-80 are now a lien but not yet payable.

Taxes for the year 1978-79 are unpaid \$238.48.
Taxes for the year 1977-78 are unpaid \$218.80.
Taxes for the year 1976-77 are unpaid \$ 91.04.
(Account No. 8-15-23)

6. Subject to the Guardianship of Melanie Lisa Watkins, Melissa Lori Watkins and Wendy Denise Watkins. We will need a copy of the appointed guardian to be recorded.

7. Warranty Deed from Ben F. Watts and Nancy Joan Watts, husband and wife, to Southern Oregon Land & Timber Company, recorded January 29, 1974, in M74 page 1002, Microfilm records of Klamath County, Oregon, and a Bargain and Sale Deed from Wallace W. Watkins and Melanie Lisa Watkins, et al, recorded March 1, 1978, in M78 page 3809, Microfilm records of Klamath County, Oregon. We will need a corrected deed recorded from Southern Oregon Land & Timber Company to Wallace W. Watkins.

8. Judgment in favor of Dee C. Hart & Neva Hart vs Wallace Watkins dba Southern Oregon Land & Timber Company, entered July 26, 1977, in Docket 32 page 31, in the amount of \$2,600.00; case 78-107 L.

NOTE: We find no unsatisfied judgments of record against Gerald Whitlatch and Marie Whitlatch.

Exhibit C

-- continued --

Order NO. K-32408
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DESCRIPTION OF PROPERTY

The following described real property situate in Klamath County, Oregon:
E $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 23 Township 34 South, Range 6
East of the Willamette Meridian;

W $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 24 Township 34 South, Range 6
East of the Willamette Meridian.

KLAMATH COUNTY TITLE COMPANY

By:

Carol Roberts

Carol Roberts

cc: escrow

RECEIVED-FILED

OCT 16 2 34/5

JACKSON COUNTY CLERK
DOCKETED BY

Return KCTC