

7-1-70

29232

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THIS INDENTURE, Made this 22 day of September, 19 78, by and between
GLENN D. RAMIREZ, the duly appointed, qualified and acting guardian of the
 estate of VIRGINIA M. CORTEZ, hereinafter called the ward and
SUSAN VALOFF hereinafter called the grantee; WITNESSETH:

RECITALS: On the 22 day of September, 19 78, 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
22 day of September, 19 78, 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:

Beginning at the iron pin which marks the Northwest corner of Lot 3 of Section 31 in
 Township 37 South, Range 9 East of the Willamette Meridian., and running thence, South
 89° 49' East along the North line of said Lot 3, a distance of 368.6 feet to an iron pin
 which lies on the westerly right of way line of the Old Dalles-California Highway; thence
 in a southwesterly direction along the westerly right of way of said Highway to a point
 on the westerly line of said Lot 3; thence North 1° 05' East along the Westerly line of
 said Lot 3, a distance of 285 feet, more or less, to the point of beginning, in said Lot
 3, Klamath County, Oregon.

(cont. on reverse)

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 \$ 6,000.00.

However, the actual consideration consists of or includes other property or value given or promised which is part of the
 consideration (indicate which). the whole

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.

GLENN D. RAMIREZ

(If corporate guardian,
affix corporate seal.)Guardian of the Estate of VIRGINIA CORTEZ

NOTE—The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.

STATE OF OREGON,)
 County of Klamath) ss.
December 10, 19 79
 Personally appeared the above named
GLENN D. RAMIREZ
 and acknowledged the foregoing instru-
 ment to be his voluntary act and deed.

Before me:

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires: 11/5/83STATE OF OREGON, County of _____) ss.
 _____, 19 _____

Personally appeared _____ and
 _____ 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

GLENN D. RAMIREZ

Guardian

TO

SUSAN VALOFF

AFTER RECORDING RETURN TO

G. D. Ramirez
514 Walnut St.
Box 368
KF.

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

STATE OF OREGON,) ss.
 County of _____

I certify that the within instru-
 ment was received for record on the
 _____ day of _____,
 19 _____, at _____ o'clock _____ M.,
 and recorded in book _____
 on page _____ of said County.

Witness my hand and seal of
 County affixed.

Title.

By _____

Deputy

Also a tract of land more particularly described as follows: Beginning at an iron pin on the Southerly right of way line of the Old Dalles-California Highway which lies South 1° 05' West along the west line of Lot 3, Section 31, Township 37 South Range 9 East of the Willamette Meridian, a distance of 328.5 feet and North 73° 54' East a distance of 140.8 feet to a point which is the point of curvature of a 16° curve to the left of the Old Dalles-California Highway; and South 16° 06' East a distance of 30 feet from the iron pin which marks the Northwest corner of said Lot 3 and running thence: following the arc of a 14° 46' curve to the left, which curve is also the Southeasterly right of way line of the Old Dalles-California Highway a distance of 39 feet to an iron pin; thence South 21° 54' East a distance of 144.9 feet to an iron pin; thence North 63° 21' West a distance of 144.25 feet to a point; thence North 16° 06' West a distance of 45 feet to a point on the Southeasterly right of way line of the Old Dalles-California Highway; thence Northeasterly following said Southeasterly right of way line a distance of 52 feet, more or less to the point of beginning, said tract being located in Lot 3, Section 31, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Witness my hand and seal of office this 10th day of October, A.D. 1983, at Medford, Oregon.

EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 8.00

STATE OF OREGON,
County of Klamath)
Filed for record at request of

on this 10th day of Oct. A.D. 19 83
at 4:12 o'clock P. M, and duly
recorded in Vol. M83 of Deeds
Page 17357
EVELYN BIEHN, County Clerk
By [Signature] Deputy
Fee 8.00