

IN THE CIRCUIT COURT
FOR THE

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In the Matter of the Estate
of
SARA MILES SPECK, Deceased

ORDER CONFIRMING SALE OF REAL PROPERTY

The report of sale of Donald Gardner, as executor of the above estate, was duly made and filed herein on December 20, 1955, showing that immediately prior thereto the executor sold the following described real property:

Beginning at a point on the East line of Lot 100, Ewald Fruit Farms, Marion County, Oregon; said point of beginning being 447.63 feet North 0° 43' West of the Southeast corner of Lot 99 of said Ewald Fruit Farms; thence North 0° 43' West along the East line of said Lot 100, a distance of 100 feet; thence South 89° 30' East 150 feet; thence South 0° 43' East 100 feet, thence North 89° 30' West 150 feet to the place of beginning, all being situated in Section 10, township 8 South, Range 3 West of the Willamette Meridian in Marion County, Oregon.

Save and except a 30 foot strip of land along and parallel with the East line of the above described tract which is reserved for road purposes

to HARRY C. STOWE and CHRISTINE LOUISE STOWE, his wife, as tenants by the entirety, for a bid and price of \$7,500.00 cash, according to the following terms: \$200.00 at the time of such bid, \$2,300.00 at the time of the confirmation of this sale, and the balance on demand at the time of furnishing executor's deed and title insurance; and further showing that said sale was made subject to prorating the current taxes on said property at the time of delivery of said deed to the purchasers; and further showing that said sale was made by virtue of and in conformity with the direction and authority of said decedent's will duly admitted to probate herein, which eliminated the necessity of authority from the court and of citation or notice to any person, and authorized such sales to be made "upon such prices and terms as my executor shall determine in his discretion"; and

It further appearing to the court that such sale was made subject to confirmation of the court, and that such bid was the highest and best bid made, and is not disproportionate to the value thereof, and that no greater bid by 10% could be realized by a new sale, and that it is for the best interests of the estate and of the beneficiaries for such sale to be confirmed and completed; it is, therefore,

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This Indenture Witnesseth, That Harry C. Stone, a single man

for \$ 13,600.00, which sum is the true and actual consideration, do ^{es} grant, bargain, sell and convey to Theresa Reitenauer, a single woman

the following premises in Marion County, Oregon, to-wit

Beginning at a point on the East line of Lot 100, Ewald Fruit Farms, Marion County, Oregon; said point of beginning being 117.65 feet North 0° 43' West of the Southeast corner of Lot 90 of said Ewald Fruit Farms; thence North 0° 43' West along the East line of said Lot 100, a distance of 100 feet; thence South 89° 30' East 150 feet thence South 0° 43' East 100 feet; thence North 89° 30' West 150 feet to the place of beginning.

Subject to: The existence of a road over the easterly portion of the herein described premises.

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AND the said Grantor

hereby covenant to and with the said grantee, her heirs and Assigns, that the owner in fee simple of said premises, that said premises are free from all encumbrances.

and that he will WARRANT and DEFEND the same from all lawful claims whatsoever save and except as above stated

WITNESS His hand and seal this 19th day of January, 1971

+ Harry C. Stone (SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF OREGON

County of Marion } ss

On this 19th day of January, 1971, personally appeared the above named Harry C. Stone

STATE OF OREGON

County of MARION } ss

I certify that the within instrument was received for record on the 19th day of January, 1971, at 2:19 o'clock P.M., and recorded in Book Page Record of Deeds of said county

and acknowledged the foregoing instrument to be his voluntary act and deed Before me

Notary Public for Oregon
My Commission Expires

By

Return to

Deputy

Recorder of Conveyances

JAN-7-1971

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