

FOR VALUE RECEIVED

BETTE G. KEPHART, surviving spouse of THOMAS W. KEPHART

herein referred to as grantors, hereby grant, bargain, sell, and convey unto

GEORGE F. SKIPWORTH and MAVIS H. SKIPWORTH, husband and wife,

herein referred to as grantees, the following described real property, with tenements, hereditaments, and appurtenances, to wit:

The following described real property in Klamath County, Oregon:
 Parts of Lot 1 and 2, Block 2, BREWERS RANCHOS described as follows: Beginning at Initial Point marking the quarter corner common to Section 7 and 18, Township 24 South, Range 7 East of the Willamette Meridian (2" Bronze Cap Monument) of BREWERS RANCHOS established by Smith and Westvold certified Survey dated October 4, 1965; thence North 58° 13' 37" East a distance of 138.30 feet to the TRUE POINT OF BEGINNING of this tract; thence North 58° 13' 37" East a distance of 46.10 feet; thence North 40° 12' 58" West a distance of 312.36 feet; thence South 61° 29' 37" West a distance of 36.11 feet; thence on a 75 foot radius curve to the left a distance of 56.16 feet; thence South 48° 23' 36" East a distance of 307.36 feet to the TRUE POINT OF BEGINNING.

Subject to easements, reservations and restrictions of record, and to two Land Sale Contracts wherein CRESCENT CREEK PROPERTIES, a Co-Partnership, is the Vendor, and THOMAS W. KEPHART and BETTE G. KEPHART, husband and wife, are the Vendees.

Together with a one-sixth interest in water well rights on property known as Lot E which is described as follows: Beginning at Initial Point marking the Northern corner of Lot D; thence run North 61° 29' 37" East 100.0 feet to Initial Point of original survey said point being on the Western right of way line of Oregon Highway 58; thence run southerly along said right of way line 246.77 feet to Initial Point of original survey; thence continue along said right of way line 57.18 feet to Initial Point of original survey; thence South 58° 13' 37" West 46.10 feet to easterly corner of Lot D; thence North 40° 12' 58" West 312.36 feet to the point of beginning in Klamath County, Oregon.

TO HAVE AND TO HOLD the said premises unto said Grantees, their heirs and assigns forever. And the said Grantors hereby covenant that they are lawfully seized in fee simple of said premises; that they are free from all incumbrances, except, conditions, restrictions, reservations and easements of record

and that they will warrant and defend the above granted premises against all lawful claims whatsoever, except as above stated.

The true and actual consideration for this transfer is \$ 2750.00

Dated August 3rd 1971

(Seal)

X Bette G. Kephart (Seal)

(Seal)

(Seal)

STATE OF OREGON, County of Lane, ss.

Personally appeared the above named

BETTE G. KEPHART

and acknowledged the foregoing instrument to be her voluntary act and deed. Before me:

Dated August 3rd A.D. 1971

My Commission Expires

Feb 24 1975

Notary Public for Oregon

Compliments of
CASCADE TITLE COMPANY
Eugene, Oregon

WARRANTY DEED

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record XXXXX-XXX

this 12th day of AUGUST A.D. 1971 at 11:15 o'clock A.M., and
 duly recorded in Vol. M 71, of DEEDS on Page 8463

Fee \$1.50

Wm D. MILNE, County Clerk

By Hazel Drangel

Return To:

Kephart Real Est
1640 South A
Springfield Ore
97477

CASCADE TITLE COMPANY