

72879

WARRANTY DEED Vol. 72 Page 1153

28-3981
FOR VALUE RECEIVED Bette Kephart

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

Sterling W. Eller and Betty L. Eller

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

A tract of land situated in Lots 1 and 2 in Block 2 Brewers Ranchos, described as follows:

Beginning at an iron pin marking the Northern corner Lot D; thence running North 61 degrees 29'37" East 100.0 feet to an iron pin of original survey, said point being on the Western right of way line of Oregon Highway 58; thence running Southerly along said right of way line 246.77 feet to an iron pin of original survey; thence continue along said right of way line 57.18 feet to an iron pin of original survey; thence South 58 degrees 13'37" West 46.10 feet to Easterly corner Lot D; thence North 40 degrees 12'58" West 312.36 feet to point of beginning, Klamath County, Oregon.

As a part of this transaction Sellers represent and covenant that they are the owners of a certain well on property described as Lot E, and they they are selling and conveying to within buyer a one sixth interest in said well.

The true and actual consideration for this transfer is \$ 1500.00

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee her heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee that she is the owner in fee simple of said premises; that they are free from all encumbrances, easements and restrictions of record.

and that she will warrant and defend the same from all claims whatsoever, except as above stated.

lawful

REVENUE STAMPS

Dated November 29 1972

(Seal)

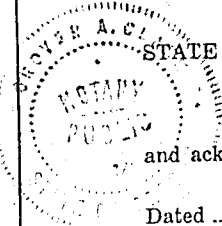
(Seal)

(Seal)

Bette G. Kephart (Seal)

(Seal)

(Seal)



STATE OF OREGON, County of Lane, ss.

Personally appeared the above named

Bette Kephart

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

Dated November 29 A.D. 1972
My Commission Expires March 18, 1974 Notary Public for Oregon

WARRANTY DEED

Courtesy of
Pioneer
TITLE CO.
818 Pearl Street - Eugene, Oregon

TO

STATE OF OREGON, ss.

County of KLAMATH

I certify that the within instrument was received for record on the 31st day of JANUARY 1973, at 3:32 o'clock P. M., and recorded in book M 73 on page 1153 Records of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. WILNE
County Clerk-Recorder.By *[Signature]* Deputy.
FEE \$ L. 00

Return To:

Lane County Barrow
450 N. 14th St.
Springfield, Oregon 97557

PIONEER TITLE CO.