

78984

WARRANTY DEED

Vol. 72 Page 9097

FOR VALUE RECEIVED BETTE G. KEPHART, the surviving spouse of THOMAS W. KEPHART, deceased,

herein referred to as grantors, hereby grant, bargain, sell, and convey unto B. L. ELLER and STERLING W. ELLER, wife and husband,

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 B; thence running North 18° 35' 22" East 94.23 feet to iron pin of original survey; thence South 48° 23' 36" East 307.36 feet to iron pin; thence South 58° 13' 37" West 46.10 feet to the Easterly corner Lot B; thence North 57° 47' 22" West 260.83 feet to point of beginning in Klamath County, Oregon.

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, 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 as hereinabove stated,

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 \$3,500.00.

Dated May 11, 1971

Bette G. Kephart (Seal)

(Seal)

STATE OF OREGON, County of Lane, ss.

Personally appeared the above named

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

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

Dated May 11, 1971 A.D. 1971.

My Commission Expires 11-8-79

Anna Mae McGowan  
Notary Public for Oregon

Compliments of  
CASCADE TITLE COMPANY  
Eugene, Oregon

WARRANTY DEED

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of LANE COUNTY ESCROW

this 17th day of JULY A.D. 1971 at 11:22 o'clock AM, of

duly recorded in Vol. M 73, of DEEDS on Page 9097

FEE \$ 2.00

Wm D. MILNE, County Clerk

By Hayden Dwyer

Return To:

Wm D. Milne  
Hayden Dwyer  
Anna Mae McGowan

CASCADE TITLE COMPANY