

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 STERLING W. ELLER and B. L. ELLER, 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 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 \$ 12,500.00.

Dated July 11, 1972.

Bette G. Kephart (Seal) \_\_\_\_\_ (Seal)  
\_\_\_\_\_ (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 July 11, A.D. 1972. Anna Mae Migliorini  
My Commission Expires 7/10/8, 1972 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. 1973 at 11:22 A.M., and  
duly recorded in Vol. M 73, of DEEDS on Page 9098  
FEE \$ 2.00  
Wm D. MILNE, County Clerk  
By Hazel Drayton

CASCADE TITLE COMPANY

JUL 17 11 22 AM 1972

CT 200

Return To Co. Secrow  
Lane County, Oregon  
400 North Oregon Street  
Eugene, Oregon 97401