

78986

BARGAIN & SALE DEED Vol. 72 Page 9099

FOR VALUE RECEIVED

GEORGE F. SKIPWORTH, and Mavis H. SKIPWORTH  
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.

The true and actual consideration for this transfer is \$ None. The foregoing recital of consideration is true as I verily believe.

Dated August 9<sup>th</sup> 19 71

George F. Skipworth (Seal)

Mavis H. Skipworth (Seal)

STATE OF OREGON, County of Lane, ss.

Personally appeared the above named

GEORGE F. SKIPWORTH and MAVIS H. SKIPWORTH

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

Dated August 9<sup>th</sup> A.D. 19 71

My Commission Expires

Notary Public for Oregon

Commission Expires on Oct 31, 1972  
Tim Wilson of Astoria

No seal required

Compliments of  
CASCADE TITLE COMPANY  
972 Oak Street  
Eugene, Oregon

BARGAIN & SALE  
DEED

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of LANE COUNTY RECORD

this 17th day of JULY A.D. 19 73 at 11:22 o'clock AM, and

duly recorded in Vol. 1173, of DEEDS on Page 9099

FEES \$ 2.00

By Wm. D. MILNE, County Clerk  
Hazel Drayton

Return To:

Clare County Record  
Dept  
Clare County, Oregon

CASCADE TITLE COMPANY