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WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT LEWIS F. ARNOLD,

hereinafter known as grantor, for the consideration hereinafter stated has bargained and sold, and by these presents does grant, bargain, sell and convey unto THOMAS WESLEY DUKE and KAREN LUCIA DUKE, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

A tract of land situated in the NE¹/₄ of Section 7, Township 39 South, Range 10, E.W.M., Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pipe on the North line of the Klamath Falls-Lakeview Highway, said point being West 216 feet and North 60 feet, more or less, from the Southeast corner of the NE¹/₄ of said Section 7; thence North 360 feet, more or less, to an iron pipe on the Southerly right of way line of the Enterprise Irrigation District canal; thence Easterly along said right of way line to an iron pipe on the East line of the NE¹/₄ of said Section 7; thence North along said East line 640 feet; thence Southwesterly along a straight line to the Southerly right of way line of the Enterprise Irrigation District canal, said point being West 115 feet and North 410 feet, more or less, from the point of beginning; thence South 410 feet, more or less, to the North line of said highway; thence East along the North line of said highway 115 feet to the point of beginning.

Subject to: Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder; Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, easements, contracts, water and irrigation rights in connection therewith; any unpaid charges or assessments of Enterprise Irrigation District; Reservations and restrictions contained in deed recorded February 26, 1944, Deed Vol. 162, page 336, records of Klamath County, Oregon; Easements and rights of way of record and those apparent on the land.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 5400.00. However, the actual consideration includes other property which is part of the consideration. (Strike out the above when not applicable)

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees as on estate by the entirety. And the said grantor does hereby covenant, to and with the said grantees, and their assigns, that he is the owner in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that he will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, he has hereunto set his hand and seal this 4th day of January 1971

(SEAL) Lewis F. Arnold (SEAL)

(SEAL) Nellie G. Arnold (SEAL)

STATE OF OREGON, County of Klamath) ss. January 4, 1971

Personally appeared the above named Lewis F. Arnold,

and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires 4-6-72

After recording return to:

STATE OF OREGON, County of Klamath) ss.

I certify that the within instrument was received for record on the 14th day of January, 1971, at 10:00 o'clock AM, and recorded in book 171 on page 306. Record of Deeds of said County.

Witness my hand and seal of County affixed.

By Wm. D. Milne County Clerk-Recorder

Deputy

Fee \$1.50

From the Office of
GANONG, GANONG & GORDON
First Federal Building
Klamath Falls, Oregon 97601

Rob Thomas W. Duke
1031 Alandale
City