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WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT ERVIN K. PHILLIPS and ALICE R. PHILLIPS, husband and wife, hereinafter known as grantors, for the consideration hereinafter stated have bargained and sold, and by these presents do grant, bargain, sell and convey unto RICHARD ROBNET and JUANITA ROBNET, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

A tract of land situated in the SW 1/4 of Section 20, Township 28 South, Range 8 East of the W.M., and being more particularly described as follows: Beginning at the North-west corner of the Northwest quarter of Section 20, Township 28 S., R. 8, E.W.M.; thence South along the section line a distance of 1667.8 feet to a point; thence East a distance of 491.6 feet to a point; thence North 16°53'30" East parallel to the East-erly right of way line of the Dalles-California Highway, a distance of 100 feet to a point; thence South 73°06'30" East a distance of 150 feet to the true point of beginning; thence South 16°53'30" West parallel to said highway right of way, a distance of 180 feet to a point; thence South 73°06'30" East, a distance of 150 feet to a point; thence North 16°53'30" East, a distance of 180 feet to a point; thence North 73°06'30" West a distance of 150 feet to the true point of beginning.

Subject to: Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; All contracts, water rights, proceedings, taxes and assessments relating to irrigation, drainage and/or reclamation of said lands, and all rights of way for roads, ditches, canals and conduits, if any of the above there may be; Reservations, conditions and limited access restrictions imposed and created by Warranty Deeds to State of Oregon, by and through its State Highway Commission; Easement, including the terms and provisions thereof, as reserved in deed recorded August 13, 1965, in Deed Vol. M-65, page 874, Records of Klamath County, Oregon; Terms and provisions contained in Right of Way Easement, Well Use Easement and Agreement, recorded November 29, 1966, in Deed Vol. M-66 at page 12044, Microfilm Records of Klamath County, Oregon; Mortgage, including the terms and provisions thereof, to United States National Bank of Oregon, dated July 2, 1968, recorded Aug. 12, 1968, Mortgage Vol. M68, page 7289, records of Klamath County, Oregon; and Mortgage dated Aug. 15, 1968, to Steven D. Vaughn and Sophia L. Vaughn, which said Mortgage grantees hereby expressly assume and agree to pay.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 9,100.00. 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 grantors do hereby covenant, to and with the said grantees, and their assigns, that they are the owner s in fee simple of said premises; that they are free from all incumbrances except those above set forth, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, they ha ve hereunto set their hand s and seal s this 14th day of January, 1971

(SEAL)

Ervin K. Phillips

(SEAL)

(SEAL)

Alice R. Phillips

(SEAL)

STATE OF OREGON, County of Klamath) ss. January 14, 1971

Personally appeared the above named Ervin K. Phillips and Alice R. Phillips, husband and wife,

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

Before me:

Donald McWhorter
Notary Public for Oregon
My commission expires 5-31-74

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 21 day of AUGUST, 1971, at 11:00 o'clock A.M., and recorded in book 1971 on page 10182 Record of Deeds of said County.

Witness my hand and seal of County Office.

W. D. MILNE

by *W. D. Milne* Deputy

DEC 5 2 00

AUG 21 11 06 AM 1974

540 Main

City

Until a change is requested, any statement shall be sent to the following address:

From the Office of

First Federal Building
Klamath Falls, Oregon 97601