

JAMES C. UPTON and DORIS B. UPTON, husband and wife, Grantors, convey and warrant to GARY D. FAIRCHILD and DEBORAH J. FAIRCHILD, husband and wife, Grantees, the following described real property, free of encumbrances except as specifically set forth herein:

Lot 4, Block 6 and Lot 5, Block 6, FIRST ADDITION TO WEST HILLS HOMES, EXCEPT THEREFROM the South 140 Feet of said Lot 5, in the County of Klamath, State of Oregon

6061

SUBJECT TO AND EXCEPTING:

- (1) Regulations, including levies, liens and utility assessments of the City of Klamath Falls;
- (2) An easement created by instrument, including the terms and provisions thereof, in Book 133, page 147;
- (3) Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of First Addition to West Hills Homes;
- (4) Reservations, restrictions, easements and rights of way of record and those apparent upon the land.

The true and actual consideration for this conveyance is Sixty-Five Thousand and No/100ths (\$65,000.00) Dollars.

THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATION. BEFORE SIGNING AND ACCEPTING THIS INSTRUMENT THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Until a change is requested, all tax statements shall be mailed to Grantees at: _____

DATED this 31st day of December, 1985.

James C. Upton
Doris B. Upton

STATE OF OREGON)
COUNTY OF KLAMATH) ss

Personally appeared the above-named JAMES C. UPTON and DORIS B. UPTON, husband and wife, and acknowledged the foregoing instrument to be their voluntary act.

Before me:

TRUDIE DURANT
NOTARY PUBLIC - OREGON
 Commission Expires _____

Trudie Durant
 NOTARY PUBLIC FOR THE STATE OF OREGON
 MY COMMISSION EXPIRES 9/30/89

Grantors Name and Address

Grantees Name and Address

After Recording Return To
Klamath Falls
210 1st St.
Klamath Falls, OR
97601

State of Oregon) ss
 County of Klamath)
 I certify that the within instrument was received for record on the 4th day of March, 1992, at 10:49 o'clock A.M., and recorded in Book M92 on Page 4475 or as file/reel number 41754, Record Deeds of said County.

WITNESS my hand and seal of County affixed.

Evelyn Biehn, County Clerk
 Recording Officer
 BY: Pauline Muelendor
 Deputy

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