

'03 AUG 27 AM 8:25

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pt: After recording please return to:
Pat McGregor, Jennifer Brown,
and Duncan McGregor
3180 Granada Drive
Cameron Park, CA 95682
APN: R-3611-006D0-01100-000 & R-3611-006D0-01000-000
Mail Tax Statements to above

State of Oregon, County of Klamath
Recorded 08/27/2003 8:25a m
Vol M03 Pg 63023
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

DEED

For and in consideration paid, the undersigned, **Smile4u, Inc.**, hereinafter referred to as Grantor, hereby conveys all rights and title in the following described real estate to **Pat McGregor, Jennifer Brown, and Duncan McGregor, As Joint tenants in common with right of survivorship**, hereinafter referred to as Grantee, legally described as:

LEGAL DESCRIPTION: R-3611-006D0-01100-000, Nimrod River Park 4th Addition, Block 45, Lot 8; R-3611-006D0-01000-000, Nimrod River Park 4th Addition, Block 45, Lot 9

Situate in the County of **Klamath** in the state of **OR**.

The Grantor will defend the right and title to the real estate described above against claims against the Grantee arising from, under or through the Grantor only.

The Grantee accepts the real estate in "as is" condition and where presently located including any improvements, structures, easements, or encumbrances. The Grantor makes no representation about the suitability of the real estate for a particular purpose or the conditions therein. The Grantee has had an opportunity for due diligence and is purchasing this property based on Grantee's judgment and inquiry.

If a court of competent jurisdiction finds any provision, clause, or section of this document to be illegal, invalid, or unenforceable as to any circumstance, that finding shall not make the offending provision, clause, or section illegal, invalid, or unenforceable as to any other circumstance. If feasible the offending provision, clause, or section shall be considered modified so that it shall become legal, valid, and enforceable. If the offending provision, clause, or section cannot be so modified, it shall be considered deleted from this document. Unless otherwise required by law, the illegality, invalidity, or unenforceability of any provision, clause, or section this document shall not affect the legality, validity, or enforceability of any other provision, clause, or section of this document.

Witness my hand this 17th day of July, 2003

Mark Abbott

Acknowledgment - Corporation

State of Washington
County of Whatcom



The foregoing instrument was acknowledged before me this 17th day of July, 2003 by Mark Abbott, President of Smile4u Inc a Washington corporation on behalf of the said corporation.

Sherri Svedin
Notary Public

My Commission Expires: 4-22-07