

State of Oregon, County of Klamath
Recorded 02/09/05 10:44 m
Vol M05 Pg 08973-75
Linda Smith, County Clerk
Fee \$ 3.00 # of Pgs 3

APN: R-3611-010A0-02500-000
Recording Requested by:
Smile4u, Inc
PO Box 888
Lynden, WA 98264
Mail Tax Statements to above

STATUTORY WARRANTY DEED

For and in consideration paid, the undersigned, **Sheila G. Peter**, hereinafter referred to as Grantor, hereby conveys all rights and warrants the title in the following described real estate to **Smile4u, Inc., a Washington Corporation**, hereinafter referred to as Grantee, legally described as:

LEGAL DESCRIPTION: Lot 23 of Block 11 of the Second Addition to Nimrod River Park

Situate in the County of **Klamath** in the state of **Oregon**

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.

This executory contract represents the final agreement between the parties and may not be contradicted by evidence of prior, contemporaneous, or subsequent oral agreements of the Parties. There are no unwritten oral agreements between the Parties.

JURISDICTION AND VENUE

If litigation is necessary to enforce this agreement, the jurisdiction shall be a court of proper jurisdiction in Whatcom County pursuant to the laws of Washington in force on the date of signing. The prevailing party shall be entitled to all legal costs, including but not limited to; court costs, attorney's fees, service fees, filing fees and all other costs associated with litigation.

APPLICABLE LAW

This Agreement and the rights and obligations of the parties hereunder shall be governed by and interpreted, construed and enforced in accordance with the laws of the State of Washington (regardless of the choice of law principles of Washington or of any other jurisdiction).

08974

Dated this 4 day of February 2005

X Sheila G. Peter aka Sheila G. Kiewer
Sheila G. Peter

STATE OF CALIFORNIA

County of Madera } ss.

(INDIVIDUAL ACKNOWLEDGEMENT)

I certify that I know or have satisfactory evidence that Sheila G. Peter aka Sheila G. Kiewer is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be she free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this 4th day of February, 2005.



[Signature]
Notary Signature

Print Name Gerri Russell

Notary Public in and for the State of CA

My appointment expires: 3-31-08

SIGNATURE AFFIDAVIT AND AKA STATEMENT

08975

SIGNATURE STATEMENT

I Sheila G. Kliever
Certify that this is my true and correct signature (Sheila G. Kliever)

SHEILA G. PETER Sheila G. Peter
Grantor - Print Name (Sheila G. Peter) Sample Signature

AKA STATEMENT

I Sheila G. Kliever further certify that I am also known as :
Sheila G. Kliever

SHEILA G. PETER Sheila G. Peter
Sheila G. Peter (Print) Sample Signature (Variation)

Name Variation (Print) Sample Signature (Variation)

Name Variation (Print) Sample Signature (Variation)

Name Variation (Print) Sample Signature (Variation)

Name Variation (Print) Sample Signature (Variation)

State of California
County of Madera

On February 4, 2005, before me, personally appeared Geri Russell, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature [Signature]

