

APN: R-3510-015B0-01500-000
Recording Requested by:
Smile4u, Inc
PO Box 888
Lynden, WA 98264
Mail Tax Statements to above

State of Oregon, County of Klamath
Recorded 03/18/2005 8:54 a m
Vol M05 Pg 17678-80
Linda Smith, County Clerk
Fee \$ 31⁰⁰ # of Pgs 3

STATUTORY WARRANTY DEED

For and in consideration paid, the undersigned, **Estate of Martin H. Baptist**, 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 29, Block 1, Klamath Forest Estates

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 Klamath County pursuant to the laws of Oregon 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 Oregon (regardless of the choice of law principles of Oregon or of any other jurisdiction).

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

17679

State of California

County of

Los Angeles

ss.

On

MARCH 10, 2005

Date

before me,

FLORINE GOODMAN

Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared

JASON GOLDENBERG

Name(s) of Signer(s)

☐ personally known to me

☒ 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 of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document:

STATUTORY WARRANTY DEED

Document Date:

MARCH 10, 2005

Number of Pages:

2

Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer

Signer's Name:

☐ Individual

☐ Corporate Officer — Title(s):

☐ Partner — ☐ Limited ☐ General

☐ Attorney-in-Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other:

Signer Is Representing:

RIGHT THUMBPRINT
OF SIGNER

Top of thumb here

17680

Dated this 14th day of February, 2005.

X [Signature]
Lloyd M. Haines, Personal Representative
of Martin H. Baptist Estate

X [Signature]
Jay Goldenberg, Personal Representative
of Martin H. Baptist Estate

STATE OF OREGON,
County of JACKSON } SS.

FORM No. 23—ACKNOWLEDGMENT.
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BE IT REMEMBERED, That on this 14th day of February, 2005,
before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within
named Lloyd M. HAINES

known to me to be the identical individual..... described in and who executed the within instrument and
acknowledged to me that HE executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed
my official seal the day and year last above written.



[Signature]
Notary Public for Oregon
My commission expires Dec. 1, 2006

STATE OF OREGON,
County of } SS.

FORM No. 23—ACKNOWLEDGMENT.
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BE IT REMEMBERED, That on this day of, 19.....,
before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within
named

known to me to be the identical individual..... described in and who executed the within instrument and
acknowledged to me that executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed
my official seal the day and year last above written.

.....
Notary Public for Oregon
My commission expires