

2006-020838

Klamath County, Oregon



00006475200600208380020023

APN: 285649

10/17/2006 02:37:50 PM

Fee: \$26.00

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, **Robert D. Baumgart Sr. and Elizabeth C. Baumgart**, 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 57, Block 5 of Oregon Pines; A portion of Lot 111 of Block 5, Oregon Pines Subdivision being in Section 15, Township 35 South, Range 11 East of the Willamette Meridian more particularly described as follows: Beginning at the Northwest corner of Lot 46 of said Block 5, said point being the True Point of Beginning: thence North 58 degrees 47' 46" West 371.13 feet; thence North 36 degrees 39' 50" West 268.09 feet; thence North 12 degrees 21' 57" West 276.99 feet; thence North 63 degrees 05' 20" West 281.87 feet; thence North 33 degrees 06' 38" West 358.78 feet; thence South 21 degrees 32' 25" West 269.43 feet; thence South 40 degrees 26' 33" West 166.41 feet; thence North 49 degrees 33' 27" West 363.98 feet; thence North 62 degrees 51' 36" West 677.19 feet to the Southwest corner of Lot 65; thence Southerly direction 260 feet, more or less, to the Northeast corner of Lot 19; thence South 47 degrees 02' 22" East 258.77 feet; thence South 30 degrees 43' 02" East 640 feet to the most Northerly point of Lot 26; thence in an Easterly direction 1730 feet, more or less, to the True Point of Beginning.*

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 of 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).

Dated this _____ day of _____

Robert D Baumgart Sr.
Robert D. Baumgart Sr.

X Elizabeth C Baumgart
Elizabeth C. Baumgart

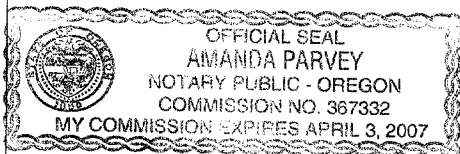
STATE OF OREGON

County of Multnomah ss.

(INDIVIDUAL ACKNOWLEDGEMENT)

I certify that I know or have satisfactory evidence that Robert D Baumgart Sr is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be of free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this 22nd day of September, 2006.



Amanda L Parvey
Notary Signature

Print Name Amanda Parvey
Notary Public in and for the State of Oregon
My appointment expires: 4/3/2007

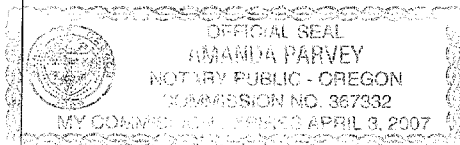
STATE OF OREGON

County of Multnomah ss.

(INDIVIDUAL ACKNOWLEDGEMENT)

I certify that I know or have satisfactory evidence that Elizabeth C Baumgart is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be of free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this 22nd day of September, 2006.



Amanda L Parvey
Notary Signature

Print Name Amanda Parvey
Notary Public in and for the State of Oregon
My appointment expires: 4/3/2007