

2006-024802

Klamath County, Oregon



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12/15/2006 09:26:08 AM

Fee: \$26.00

After Recording, Please RETURN TO:
The Limousin Family Trust Dated September 27, 2005,
Leigh Anne Limousin and John Ryan Limousin, Trustees
6717 Elbing St.
Navarre, FL 32566
APN: 285649
Mail tax statements to above

STATUTORY WARRANTY DEED

For and in consideration paid, the undersigned, **Smile4u Inc., a Washington Corporation**, hereinafter referred to as Grantor, hereby conveys all rights and warrants the title in the following described real estate to **The Limousin Family Trust Dated September 27, 2005, Leigh Anne Limousin and John Ryan Limousin, Trustees**, 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 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

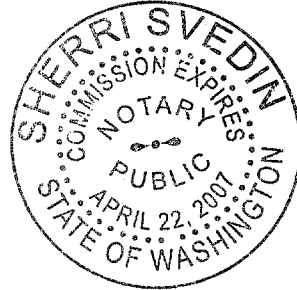
If litigation is necessary to enforce this agreement, the jurisdiction shall be a court of proper jurisdiction in Whatcom County pursuant to the laws of Washington in force on the date of signing. The prevailing party shall be entitled to all legal costs, including but not limited to; court costs, attorney's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

Witness my hand this 6th day of December, 2006.

Mark Abbott
Mark Abbott



Acknowledgment - Corporation

State of Washington
County of Whatcom

The foregoing instrument was acknowledged before me this 6th day of December, 2006 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