

2010-007912

Klamath County, Oregon



00086623201000079120010013

06/30/2010 09:02:33 AM

Fee: \$37.00

After recording please RETURN TO:
 Tracy Lee Costa and Carol Jeanne Lee
 675 Valley Green Drive
 Brentwood, CA 94513
 APN: R-3611-1900-2200
 Mail Tax Statements to above

SPECIAL WARRANTY DEED

For and in consideration of \$10 and other valuable consideration paid, the undersigned, **Smile4u Inc. a Washington Corporation**, hereinafter referred to as Grantor, hereby conveys all rights and title in the following described real estate to **Tracy Lee Costa and Carol Jeanne Lee, as joint tenants with right of survivorship**, hereinafter referred to as Grantee, legally described as:

LEGAL DESCRIPTION: The W1/2 of Lot 28 located in the SW1/4 of the SW1/4 of Sec. 19, T36S, R11E W.M., Klamath County, OR. Together with a 30' easement for ingress and egress along the Northerly line of the E1/2 of Lt 28 in the SW1/4 SW1/4 of Sec. 19, T36S, R11E W.M. and together with a 60' non-excl easement for ingress and egress along the Ely line of the W1/2 of the W1/2 of Sec. 19, T36S, R11E W.M.

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

The Grantor will defend the right and title to the real estate described above against claims against the Grantee arising from, under or though 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 22nd day of June, 2010.

Mark Abbott

Acknowledgment - Corporation

State of Washington
 County of Whatcom

The foregoing instrument was acknowledged before me this 22nd day of JUNE, 2010 by Mark Abbott, President of Smile4u Inc, a Washington corporation on behalf of the said corporation.

Kristy L. Wind
 Notary Public

My Commission Expires: 09-30-13

