

2010-012840

Klamath County, Oregon



00092456201000128400010019

11/03/2010 10:21:07 AM

Fee: \$37.00

After recording please RETURN TO:

Bruce Hemphill and Sarah Baca

4335 Feather Ct

Ione, CA 95640

APN: R-3510-15D-4300; R-3510-15D-4400

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 **Bruce Hemphill and Sarah Baca, as joint tenants with right of survivorship**, hereinafter referred to as Grantee, legally described as:

**LEGAL DESCRIPTION: R-3510-15D-4300; R-3510-15D-4400, Lot 3, Block 11, Klamath Forest Estates; Lot 4, Block 11, Klamath Forest Estates**

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 through 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.

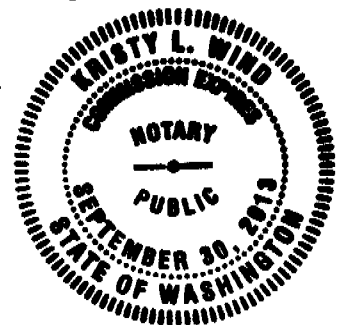
Witness my hand this 29<sup>th</sup> day of October, 2010

Mark Abbott

Acknowledgment - Corporation

State of Washington

County of Whatcom



The foregoing instrument was acknowledged before me this 29th day of October, 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

