

2011-009874

Klamath County, Oregon



00106685201100098740020020

APN: R-3510-014C0-01600

08/30/2011 09:11:27 AM

Fee: \$42.00

Recording Requested by:

Smile4u Inc

PO Box 888

Lynden, WA 98264

Mail Tax Statements to above

STATUTORY WARRANTY DEED

For and in consideration of \$10 and other valuable consideration paid, the undersigned, **James E. Waggoner Jr. and Diana Waggoner, married husband and wife**, 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 16, 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 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 8 day of August, 2011.

X James E. Waggoner Jr.
James E. Waggoner Jr.

X Diana Waggoner
Diana Waggoner

STATE OF OREGON

} ss.

(INDIVIDUAL ACKNOWLEDGEMENT)

County of Lane

I certify that I know or have satisfactory evidence that JAMES E. WAGGONER JR. is the person who appeared before me, and said person acknowledged that HE signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this 12th day of August, 2011.

Deborah Louise Rodriguez
Notary Signature

Print Name Deborah Louise Rodriguez
Notary Public in and for the State of OREGON
My appointment expires: MARCH 21, 2013



OFFICIAL SEAL
DEBORAH LOUISE RODRIGUEZ
NOTARY PUBLIC - OREGON
COMMISSION NO. 436867
MY COMMISSION EXPIRES MARCH 21, 2013

STATE OF OREGON

} ss.

(INDIVIDUAL ACKNOWLEDGEMENT)

County of Lane

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

Dated this 12th day of August, 2011.

Deborah Louise Rodriguez
Notary Signature

Print Name DEBORAH LOUISE RODRIGUEZ
Notary Public in and for the State of OREGON
My appointment expires: MARCH 21, 2013



OFFICIAL SEAL
DEBORAH LOUISE RODRIGUEZ
NOTARY PUBLIC - OREGON
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