

2012-001200

Klamath County, Oregon



00113448201200012000010012

02/02/2012 08:55:14 AM

Fee: \$37.00

After recording please return to:

Jordan C Bloomer & Joanna Mavis Bloomer
673 Brunswick St North
Fitzroy North 3068
Melbourne, Victoria
Australia
APN: R-3513-33C-7100
Mail Tax Statements to Above

Seller: Smile4u Inc
PO Box 888
Lynden, WA 98264

SPECIAL WARRANTY DEED

For and in 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 **Jordan C Bloomer and Joanna Mavis Bloomer, as joint tenants with right of survivorship**, hereinafter referred to as Grantee, legally described as:

LEGAL DESCRIPTION: Lot 12, Block 24, Tract No. 1010 First Addition to Ferguson Mountain Pines, according to the official plat thereof

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 30th day of January, 2012.

Mark Abbott

Acknowledgment - Corporation

State of Washington
County of Whatcom

The foregoing instrument was acknowledged before me this 30th day of January 2012 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

