

2012-009433

Klamath County, Oregon



00123325201200094330010018

After recording please return to:

Richmond James O. Rada Separate Property Trust

Dated May 18, 2007

3101 Normington Dr

Sacramento, CA 95833

APN: R-3313-3400-3400

Mail Tax Statements to Above

Seller:

Smile4u Inc

PO Box 888

Lynden, WA 98264

08/28/2012 08:32:53 AM

Fee: \$37.00

## 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 **Richmond James O. Rada Separate Property Trust**, dated May 18, 2007, hereinafter referred to as Grantee, legally described as:

**LEGAL DESCRIPTION: The S1/2 W1/2 of Lot 12, Block 10, Klamath Falls Forest Estates, Sycan Unit**

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 24th day of August, 2012.

Mark Abbott

Acknowledgment - Corporation

State of Washington

County of Whatcom

The foregoing instrument was acknowledged before me this 24th day of August, 2012 by Mark Abbott, President of Smile4u Inc., a Washington corporation on behalf of the said corporation.

Notary Public

My Commission Expires: 09-30-13