

2012-013984

Klamath County, Oregon

After recording please return to:  
 Steven S. Bentley, Bradley R. Bentley,  
 Christopher S. Bentley  
 8807 West Craydon  
 Boise, ID 83704  
 APN: R-3610-1C-3200  
 Mail Tax Statements to Above

Seller:  
 Smile4u Inc.  
 PO Box 888  
 Lynden, WA 9826



00128709201200139840010019

12/17/2012 08:42:43 AM

Fee: \$37.00

## 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 **Steven S. Bentley, a single person, Bradley R. Bentley, a single person and Christopher S. Bentley, a single person as joint tenants with right of survivorship**, hereinafter referred to as Grantee, legally described as:

**LEGAL DESCRIPTION: Lot 5, Block 37, Fourth Addition to Nimrod River Park**

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 6<sup>th</sup> day of December, 2012

Mark Abbott

Mark Abbott

Acknowledgment - Corporation

State of Washington  
 County of Whatcom

The foregoing instrument was acknowledged before me this 6th day of December 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

