

2013-001860

Klamath County, Oregon



00131596201300018600010014

02/20/2013 09:34:29 AM

Fee: \$37.00

After recording please return to:
 Kyle L Bowerman & Katrina A Bowerman
 100 Hilltop Dr Apt 29
 Redding, CA 96003
 APN: R-3610-12A-4300
 Mail Tax Statements to Above

Seller:
 Smile4u Inc
 PO Box 888
 Lynden, WA 98264

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 **Kyle L. Bowerman and Katrina A. Bowerman**, as joint tenants with **right of survivorship**, hereinafter referred to as Grantee, legally described as:

LEGAL DESCRIPTION: Lot 7, Block 27, 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 15th day of February, 2013.

Mark Abbott

Mark Abbott

Acknowledgment - Corporation

State of Washington
 County of Whatcom

The foregoing instrument was acknowledged before me this 15th day of February 2013 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

