

2013-005836

Klamath County, Oregon



00136497201300058360010019

05/24/2013 10:06:18 AM

Fee: \$37.00

After recording please return to:

Richard Samir Denkha

6233 W Paradise Ln

Glendale, AZ 85306

APN: R-3612-1B-6400

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 **Richard Samir Denkha, a single person**, hereinafter referred to as Grantee, legally described as:

**LEGAL DESCRIPTION: Lot 19, Block 13, Sprague River Valley Acres**

Situate in the County of **Klamath** in the state of **Oregon**

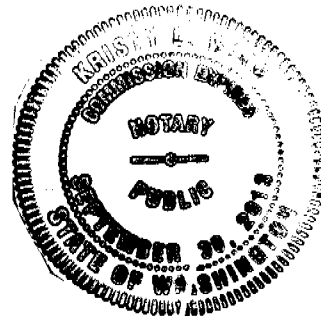
The Grantor will defend the right and title to the real estate described above against claims against the Grantee arising from, under or through the Grantor only.

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 17<sup>th</sup> day of May, 2013

Mark Abbott



Acknowledgment - Corporation

State of Washington

County of Whatcom

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of May, 2013 by Mark Abbott, President of Smile4u Inc., a Washington corporation on behalf of the said corporation.

Notary Public

My Commission Expires: 09-30-13