2013-008740 Klamath County, Oregon



After recording please return to: Smile4u Inc PO Box 888 Lynden, WA 98264 APN: R-3510-015B0-01800

Mail Tax Statements to Above

08/01/2013 02:46:07 PM

Fee: \$47.00

STATUTORY WARRANTY DEED

For and in consideration paid, the undersigned, Patricia A. Dalen, as Trustee, in trust, U/D/T, dated April 11th, 1994 F/B/O the Donald L. Dalen Living Trust, hereinafter referred to as Grantor, hereby conveys all rights and warrants the title in the following described real estate to Smile4u Inc., a Washington Corporation, hereinafter referred to as Grantee, legally described as:

LEGAL DESCRIPTION: Lot 27, Block 1, Klamath Forest Estates

Situate in the County of Klamath in the state of Oregon

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 becomes 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.

This executory contract represents the final agreement between the parties and may not be contradicted by evidence of prior, contemporaneous, or subsequent oral agreements of the Parties. There are no unwritten oral agreements between the Parties.

JURISDICTION AND VENUE

If litigation is necessary to enforce this agreement, the jurisdiction shall be a court of proper jurisdiction in Whatcom County pursuant to the laws of Washington in force on the date of signing. The prevailing party shall be entitled to all legal costs, including but not limited to; court costs, attorney's fees, service fees, filing fees and all other costs associated with litigation.

APPLICABLE LAW

This Agreement and the rights and obligations of the parties hereunder shall be governed by and interpreted, construed and enforced in accordance with the laws of the State of Washington (regardless of the choice of law principles of Washington or of any other jurisdiction).

Dated this 277/4 day of JUNE	
X Patricia G. Nale Patricia A. Dalen, Trustec, of Do	onald L. Dalen Living Trust Dates April 11th, 1994
STATE OF OREGON } ss. County of Marion	(INDIVIDUAL ACKNOWLEDGEMENT)
person who appeared before me, and said	evidence that <u>Patrician.Dalen</u> is the person acknowledged that <u>She</u> signed this instrument and voluntary act for the uses and purposes mentioned in the
Dated this 27th day of <u>June</u>	
OFFICIAL SEAL HEATHER L LYON NOTARY PUBLIC-OREGON COMMISSION NO. 463043 MY COMMISSION EXPIRES OCTOBER 25, 2015	Print Name Heather L. Lyon Notary Public in and for the State of Ocean My appointment expires: October 25, 2015

STATE OF CALIFORNIA

CERTIFICATION OF VITAL RECORD

STATE OF CALIFORNIA DEPARTMENT OF PUBLIC HEALTH

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This is to certify that this document is a true copy of the official record filed with Vital Records.





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TONY AGURTO, MPA STATE REGISTRAR OF VITAL RECORDS

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