

2013-010018

Klamath County, Oregon



00141729201300100180020024

09/03/2013 08:53:10 AM

Fee: \$42.00

After recording please return to:  
Terry L. Provitt  
7244 Vassar Ave  
Apt 2  
Canoga Park, CA 91303  
APN: R-3613-6A-3700  
Mail Tax Statements to Above  
Consideration: \$11,000.00

### 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 **Terry L. Provitt, a single person**, hereinafter referred to as Grantee, legally described as:

***LEGAL DESCRIPTION: A parcel of land situated in the NE ¼ of Section 6, Township 36 South, Range 13 East of the Willamette Meridian, described as follows: Beginning at a 1 ½ inch iron pipe with brass cap marking the SE corner of said NE ¼ of said Section 6; thence N 0° 45' 25" East a distance of 384.84 feet to a ½ inch iron pin; thence N 76° 44' 08" West a distance of 495.47 feet to a ½ inch iron pin; thence S 498.90 feet, more or less, to the South line of said NE ¼ of said Section 6; thence N 89° 57' 08" East along the South line 477.16 feet to the SE corner of said NE ¼ of said Section 6 and the point of beginning. Together with an easement for right of way purposes as granted by Warranty Deed October 1, 1977, and recorded October 7, 1977, in Volume M77, Page 19175, Microfilm Records of Klamath County, Oregon.***

***Subject to covenants, conditions, restrictions, easements, reservations, rights, rights of way and all matters appearing of record.***

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 of this document shall not affect the legality, validity, or enforceability of any other provision, clause, or section of this document.

Witness my hand this 28<sup>th</sup> day of August, 2013.

Maubee Court

Acknowledgment - Corporation

State of Washington  
County of Whatcom

The foregoing instrument was acknowledged before me this 28 day of August, 2013 by Mark Abbott, President of Smile4u Inc., a Washington corporation on behalf of the said corporation.

Pam Langstraat  
Notary Public

My Commission Expires: 9-1-2016

