

2015-013169

Klamath County, Oregon



00179484201500131690020025

12/07/2015 10:37:30 AM

Fee: \$47.00

Returned at Counter

After recording please return to:
Phillip C. Valencia
Cari Ann Valencia
General Delivery
Sprague River, OR 97639
APN: R-3610-11A-3200
Mail Tax Statements to Above

Consideration: \$10.00 and other valuable goods

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 **Phillip C. Valencia and Cari Ann Valencia**, hereinafter referred to as Grantee, legally described as:

LEGAL DESCRIPTION: Lot 24, Block 34, Fourth Addition to Nimrod River Park, according to the plat thereof on file in the office of the County Clerk 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 1st day of December, 2015.

Amber Abbott
Amber Abbott

Acknowledgment - Corporation

State of Arizona
County of Navajo

The foregoing instrument was acknowledged before me this 1st day of December, 2015 by Amber Abbott, Secretary of Smile4u Inc., a Washington corporation on behalf of the said corporation.

Billie Lusk
Notary Public

My Commission Expires: 9-15-18

