

2017-010590

Klamath County, Oregon



00210243201700105900030035

After recording please return to:

Smile4u Inc

PO Box 1337

Taylor, AZ 85939

APN: R-3512-01300-02400-000; R-3512-01300-02501-000;

R-3611-01900-02200-000

Mail Tax Statements to Above

09/19/2017 10:39:04 AM

Fee: \$52.00

Consideration: \$10.00 and other valuable goods

STATUTORY WARRANTY DEED

For and in consideration paid, the undersigned, **Tracy Lee Costa and Carol Jeanne Lee**, 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: The West ½ of the North West ¼ of the North East ¼ of the South East ¼ of Section 13, Township 35 South, Range 12 East Willamette Meridian, consisting of five acres more or less. Excluding therefrom the Southern 30 feet as a non-exclusive easement for ingress and egress; R-3512-1300-2501, The E ½ of the NE ¼ of the NW ¼ of the SE ¼ of Sec. 13, T35S, R12E W.M., Klamath County, OR, excluding therefrom the S 25' as an easement for ingress and egress; The W ½ of Lot 28 located in the SW ¼ of the SW ¼ of Sec. 19, T36S, R11E W.M., Klamath County, OR. Together with a 30' easement for ingress and egress along the Northerly line of the E ½ of Lot 28 in the SW ¼ SW ¼ of Sec. 19, T36S, R11E W.M. and together with a 60' non-exclusive easement for ingress and egress along the Ely line of the W ½ of the W ½ of Sec. 19, T36S, R11E W.M.

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 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.

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 18 day of August, 2017.

X Tracy Lee Costa
Tracy Lee Costa

STATE OF ARKANSAS

County of Saline } ss.

(INDIVIDUAL ACKNOWLEDGEMENT)

I certify that I know or have satisfactory evidence that Tracy Lee Costa is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this 18 day of August, 2017.

Martha Belk
Notary Signature



Print Name Martha Belk
Notary Public in and for the State of Arkansas
My appointment expires: September 18, 2022

Dated this 18 day of August, 2017.

X Carol Jeanne Lee
Carol Jeanne Lee

STATE OF ARKANSAS

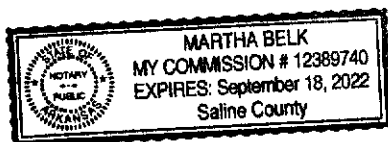
County of Saline } ss.

(INDIVIDUAL ACKNOWLEDGEMENT)

I certify that I know or have satisfactory evidence that Carol Jeanne Lee is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this 18 day of August, 2017.

Martha Belk
Notary Signature



Print Name Martha Belk
Notary Public in and for the State of Arkansas
My appointment expires: September 18, 2022