

2018-010598

Klamath County, Oregon



00228035201800105980020024

08/31/2018 09:34:26 AM

Fee: \$87.00

After recording please return to:

Casey Ray Sharer

Ann Thi Thu Sharer

7500 Ridge Dr.

Gladstone, OR 97027

APN: R-3611-001A0-04200-000;

R-3611-001A0-04300-000; R-3611-001A0-05500-000

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 **Casey Ray Sharer and Ann Thi Thu Sharer, as married husband and wife**, hereinafter referred to as Grantee, legally described as:

LEGAL DESCRIPTION: Lot 32, Block 64, Fifth Addition to Nimrod River Park, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon; Lot 33, Block 64, Fifth Addition to Nimrod River Park, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon; Lot 45, Block 64, Fifth Addition to Nimrod River Park, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon

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 9th day of August, 2018.
Amber Abbott
Amber Abbott, Secretary of Smile4u Inc.

Acknowledgment - Corporation

State of Arizona
County of Navajo

The foregoing instrument was acknowledged before me this 9th day of August, 2018 by Amber Abbott, Secretary of Smile4u Inc., a Washington corporation on behalf of the said corporation.

My Commission Expires: 11/2/20 Sherilyn Lipke
Notary Public

