

MT89304-MS

2010-014182
Klamath County, Oregon

THIS SPACE



00094049201000141820010014

12/14/2010 11:38:30 AM

Fee: \$37.00



After recording return to:
Bellatrix Inc., a Nevada Corporation
Attention: Daniel O'Connor 4932 Bufflehead
Drive.
Bonanza, OR 97623

Until a change is requested all tax statements
shall be sent to the following address:

Bellatrix Inc., a Nevada Corporation
Attention: Daniel O'Connor 4932 Bufflehead
Drive.
Bonanza, OR 97623

Escrow No. MT89304-MS
Title No. 0089304
SWD r.012910

STATUTORY WARRANTY DEED

Rodney L. Schossow and Concepcion Schossow, as tenants by the entirety, Grantor(s) hereby convey and warrant to Bellatrix Inc., a Nevada Corporation, Grantee(s) the following described real property in the County of KLAMATH and State of Oregon free of encumbrances except as specifically set forth herein:

Lot 2, Block 1, SPRAGUE RIVER VALLEY ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is \$40,000.00.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 10th day of December, 2010

Rodney L. Schossow

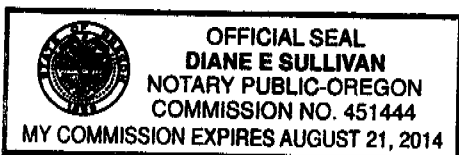
Concepcion Schossow

State of Oregon
County of KLAMATH Deschutes Co

This instrument was acknowledged before me on Dec 10th, 2010 by Rodney L. Schossow and Concepcion Schossow.

(Notary Public for Oregon)

My commission expires 8/21/14



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