



THIS SPACE RES

2011-014052

Klamath County, Oregon



00111673201100140520020020

12/21/2011 03:34:22 PM

Fee: \$42.00

After recording return to:

JAKE T. WAGNER

3964 CLINTON AVE

KLAMATH FALLS, OR 97603

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

JAKE T. WAGNER

3964 CLINTON AVE

KLAMATH FALLS, OR 97603

Escrow No. MT91618-LW

Title No. 0091618

SWD r.042611

STATUTORY WARRANTY DEED

BELLATRIX, INC, AN NEVADA CORPORATION,

Grantor(s), hereby convey and warrant to

JAKE T. WAGNER,

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:

TRACT 7 of LANDIS PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County,
Oregon.

The true and actual consideration for this conveyance is **\$99,000.00**.

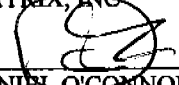
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and
those shown below, if any:

425000

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 16 day of DECEMBER, 2011

BELLATRIX, INC

BY 
DANIEL O'CONNOR, PRESIDENT

City Calgary
State of Alberta
County of ...
Province ...

This instrument was acknowledged before me on Dec. 16, 2011 by DANIEL O'CONNOR AS PRESIDENT of BELLATRIX, INC., AN NEVADA CORPORATION

Mercy A. Amanoh

Barrister, Solicitor

(Notary Public)

and Notary Public

My commission expires does not expire

