



WTC 95238-LW

THIS SPACE RESERVED FOR RECORDER'S USE

2012-011208  
Klamath County, Oregon  
10/10/2012 09:12:54 AM  
Fee: \$42.00

After recording return to:

THOMAS D. BRABAND

P.O. Box 357

Beatty, OR 97621

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

THOMAS D. BRABAND

P.O. Box 357

Beatty, OR 97621

Escrow No. MT95238-LW

Title No. 0095238

SWD r.020212

### STATUTORY WARRANTY DEED

**BELLATRIX INC., a Nevada corporation,**

Grantor(s), hereby convey and warrant to

**THOMAS D. BRABAND and EARLA K. BRABAND, as tenants by the entirety,**

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 true and actual consideration for this conveyance is **\$51,500.00**.

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:

**2012-2013 Real Property Taxes a lien not yet due and payable.**

4/2/12

P.  
DSO

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 3 day of OCTOBER, 2012

BELLATRIX INC., a Nevada corporation

BY



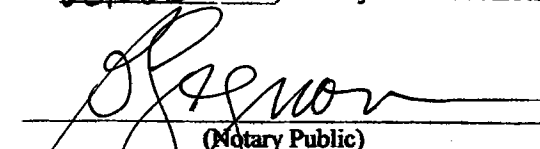
DANIEL O'CONNOR, PRESIDENT

PROVINCE OF ALBERTA, CITY OF CALGARY  
State of  
County of CANADA,

/BY DANIEL O'CONNOR

AS PRESIDENT OF

This instrument was acknowledged before me on October 3, 2012 by BELLATRIX INC., a Nevada corporation.



(Notary Public)

My commission expires N/A

Being a Solicitor

WILLIAM E. GAGNON  
Barrister, Solicitor, Notary Public  
In and for the Province of Alberta  
#1, 61 - 34th Avenue S.W.  
Calgary, AB T2S 2Y9

