



2016-011851

Klamath County, Oregon

11/04/2016 03:06:01 PM

Fee: \$47.00

THIS SPACE RESERVED

After recording return to:

Jerry Boehnen and Kenneth Boehnen

3717 Summers Lane

Klamath Falls, OR 97603

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

Jerry Boehnen and Kenneth Boehnen

3717 Summers Lane

Klamath Falls, OR 97603

File No. 130499AM

STATUTORY WARRANTY DEED

Bellatrix, Inc., a Nevada Corporation,

Grantor(s), hereby convey and warrant to

Jerry Boehnen as to an undivided 1/2 interest and Kenneth Boehnen as to an undivided 1/2 interest, as Tenants in Common

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 1, Block 83, KLAMATH ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

LESS AND EXCEPTING any portion lying within Walnut Avenue or Seventh Street.

ALSO EXCEPTING THEREFROM:

Beginning at the most Southerly corner of said Lot 1, said corner being common to said Lot 1 and Lot 2; thence North 51° 04' West along the line common to said Lot 1 and Lot 2, 19.83 feet; thence leaving said lot line North 38° 56' East, 52.00 feet to the Southwesterly right of way line of Seventh Street; thence South 51° 04' East along said right of way line, 19.83 feet to the Southeast corner of said Lot 1; thence South 38° 56' West along the Southeast line of said Lot 1, 52.00 feet to the point of beginning

The true and actual consideration for this conveyance is **\$64,000.00**.

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:

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 27 day of October, 2016.

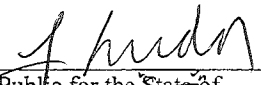
Bellatrix, Inc.

By: 

Daniel O'Connor, Director

Province of Alberta } ss
State of Alberta }
County of Calgary }
City of Calgary }

On this 27 day of October, 2016, before me, Jay Rudder a Notary Public in and for said state, personally appeared Daniel O'Connor, Director of Bellatrix, Inc., ~~known or~~ identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.


Notary Public for the State of Alberta
Residing at Calgary, Alberta
Commission Expires: 2016/12/31

A Notary Public in and
for the Province of Alberta
Jay Rudder - Expiry: 12/31/2016
No legal advice sought or given

Jay Rudder - Notary Public
269 Douglas Park Blvd S.E.
Calgary, Alberta T2Z 2R2
403-389-7997 Expiry: 12/31/2016

