2021-005920

Klamath County, Oregon 04/20/2021 08:39:00 AM

Fee: \$97.00

After recording, return to:

PW REAL ESTATE VENTURES LLC 166 W. Washington St Suite 730 Chicago, IL 60602

Until a change is requested, All tax statements should be sent to:

PW REAL ESTATE VENTURES LLC 166 W. Washington St Suite 730 Chicago, IL 60602

Special Warranty Deed Under ORS 93.855

The Grantor, John D McGee conveys and specially warrants to the Grantee, PW REAL ESTATE VENTURES LLC, a Delaware Limited Liability Company, the following described real properties situated in Klamath County, Oregon:

Tax Assessor's Account No. R119213

See Legal Description Attached as Exhibit A incorporated by reference as though set forth in full.

The true actual consideration for this conveyance is: \$5,700.00

This Conveyance is made subject to: Current taxes, assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions and restrictions, obligations and liabilities as may appear of record.

The grantor warrants and will defend the title to the property against all persons who may lawfully claim the same by, through or under the grantor

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: 4 13 202

Granfor

John D. McGee

Acknowledgement

State of County of Servi On Apri 13 202 before me. B. Wilson, Notary Public (her insert name and title of the officer), personally appeared John D. McGee , who proved to me on the basis of satisfactory evidence to be the personal whose name(stis/subserthed to the within instrument and acknowledged to me that he/she/they executed the same the higher-their sutherized capacity ties), and that by his/her-their signature on the instrument the personal of or the entity upon behalf of which the personal acted, executed the instrument certify under PFNALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal. (Scal) B. WILSON Town Public B. WILSON Type or Print Name Grantor(s) Name, Address and phone: John D McGee John D McGee PW REAL ESTATE VENTURES LLC 166 W. Washington St Suite 730 Chicago, IL 60602	A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.		
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/subscribed to the within instrument and acknowledged to me that he/she/they executed the san in his/her/their authorized capacity (iew), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal. (Seal) B. WILSON COMM. F. 2220618 WITNESS my hand and official seal. (Seal) B. WILSON COMM. F. 2220618 WITNESS my hand and official seal. (Seal) B. WILSON COMM. F. 2220618 Without reals courses and phone: Type or Print Name Grantor(s) Name, Address and phone: John D McGee PW REAL ESTATE VENTURES LLC 166 W. Washington St Suite 730	State of CA County of Kern		
subscribed to the within instrument and acknowledged to me that he/sherthey executed the same in his/her/their authorized capacity (ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal. (Seal) B. WILSON COMN. # 2220618 FOR PROJECT AND INTERPOSE 1, 2001. Notary Public My commission expires: B. WILSON Type or Print Name Grantor(s) Name, Address and phone: John D McGee PW REAL ESTATE VENTURES LLC 166 W. Washington St Suite 730	On April 13, 2021 before me, B. Wilson, Notary Public (here insert name and title of the officer), personally appeared John D. McGee		
Grantor(s) Name, Address and phone: John D McGee 2801 Scott Place B. WILSON WORNER PUBLIC CALIFORNIA IN B. WILSON Notary Public B. WILSON Notary Public B. WILSON Type or Print Name	subscribed to the within instrument and ack in his/her/their authorized capacity (ies), and the person(x), or the entity upon behalf of v certify under PENALTY OF PERJURY un	knowledged to me that he/she/they executed the same d that by his/her/their signature(s) on the instrument which the person(s) acted, executed the instrument.	
B. WILSON COMM. # 2220618 Who Commission expires: Who commission expires: A-1-2021 B. WILSON Notary Public	WITNESS my hand and official seal.		
Comm. # 2220618 W Notary Public California W Rent Count Exp. Dec. 1, 2021 Surclusion My commission expires: /2-1-2021 Grantor(s) Name, Address and phone: John D McGee 2801 Scott Place Comm. Exp. Dec. 1, 2021 Surclusion Notary Public B. Willson Type or Print Name Grantee(s) Name, Address and Phone: PW REAL ESTATE VENTURES LLC 166 W. Washington St Suite 730	(Seal)		
Type or Print Name Grantor(s) Name, Address and phone: John D McGee 2801 Scott Place Type or Print Name Grantee(s) Name, Address and Phone: PW REAL ESTATE VENTURES LLC 166 W. Washington St Suite 730	B. WILSON COMM. # 2220618 NOTARY PIBLIC: CALIFORN'A KERN COUNTY KY COMM. EXP. DEC. 1, 2021	Notary Public	
John D McGee PW REAL ESTATE VENTURES LLC 2801 Scott Place 166 W. Washington St Suite 730	My commission expires: 12-1-2021	Type or Print Name	
John D McGee PW REAL ESTATE VENTURES LLC 2801 Scott Place 166 W. Washington St Suite 730			
John D McGee PW REAL ESTATE VENTURES LLC 2801 Scott Place 166 W. Washington St Suite 730	Grantor(s) Name, Address and phone:	Grantee(s) Name, Address and Phone:	
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Bakersteld CD 93306 Chicago, IL 60602	The state of the s		
	Bakersfield CB 93308	Chicago, IL 60602	

Exhibit A

The N1/2 S1/2 NW ¼ SW1/4 of Section 24, Township 39 South, Range 15 East of the Willamette Meridian, Klamath County, Oregon.

Subject to covenants, conditions, restrictions, easements, reservations, rights, rights of ways and all matters appearing of record.