

2023-005657

Klamath County, Oregon



00317068202300056570040043

07/10/2023 10:57:23 AM

Fee: \$97.00

After recording, return to:

Damen Capital Fund 2, LLC
8 The Green
Dover, DE 19901

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

Damen Capital Fund 2, LLC
8 The Green
Dover, DE 19901

Special Warranty Deed
Under ORS 93.855

The Grantor, PW REAL ESTATE VENTURES LLC, A DELAWARE LIMITED LIABILITY COMPANY, conveys and specially warrants to the Grantee, Damen Capital Fund 2, LLC, the following described real properties situated in Klamath County, Oregon:

Tax Assessor's Account No. R-3614-01100-00900-000.

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

The true actual consideration for this conveyance is: \$10.00

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: 4/21/2023

William Goldberg

Grantor

William Goldberg, Manager
PW REAL ESTATE VENTURES
LLC

Acknowledgement

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.

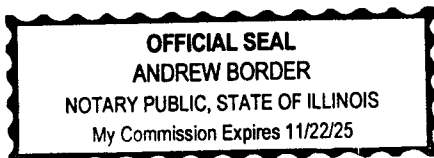
State of ILLINOIS
County of COOK

On April 21, 2013 before me, Andrew Border, Notary Public (here insert name and title of the officer), personally appeared WILLIAM GOLDBERG

, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they 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. I 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)



A handwritten signature of Andrew Border in dark ink.

Notary Public

My commission expires: 11/22/2025 Andrew Border
Type or Print Name

Grantor(s) Name, Address and phone:	Grantee(s) Name, Address and Phone:
PW REAL ESTATE VENTURES LLC	DAMEN CAPITAL Fund 2 LLC
166 W. Washington St Suite 730	8 The Green
Chicago, IL 60602	Dover, DE 19901

EXHIBIT A

N 1/2 N 1/2 SE 1/4 NW 1/4 SEC 11 TWP 36 RGE 14 Code 92 3614 Tax Lot 4100 Parcel # R-3614- 01100-00900 -000

Subject to all encumbrances, restrictions, reservations, and rights-of-way of record and those apparent upon the land.