

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Mail tax statements to:
Dakota Skyhook Investing, LLC
19 8th Street South
PMB 420
Fargo, ND 58103

QUIT CLAIM DEED

This QUIT CLAIM DEED, by **Pioneer Spirit Properties, LLC.**, an Oregon Limited Liability Company, dba Klamath Land and Timber Exchange whose address is 8215 SW Tualatin-Sherwood Road, Suite 200, Tualatin, Oregon 97062 hereinafter called the "Grantor(s)", to **Dakota Skyhook Investing, LLC.**, a North Dakota Limited Liability Company, whose address is 19 8th Street South, PMB 420, Fargo, ND 58103 hereinafter call the "Grantee(s)":

Witnesseth: That the Grantor, for and in consideration of the sum of \$0.00 and other valuable considerations, receipt whereof is hereby acknowledged, herby grants, bargains, sells, aliens, remises, releases, and quitclaims unto the Grantee(s), all that certain land situated in Klamath County, Oregon, described as follows:

APN: R386362

PARCEL 48, BLOCK 7, KLAMATH FALLS FOREST ESTATES, HWY 66, UNIT 1

APN: R233606

OREGON SHORES UNIT 2 1ST ADDITION TRACT 1184, BLOCK 35, LOT 7

APN: R231181

LATAKOMIE SHORES, BLOCK 2, LOT 18

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: 03/24/2025

By: Derek M. Hotchkiss

Derek M. Hotchkiss

Pioneer Spirit Properties, LLC.

STATE OF Texas }, ss

COUNTY OF Tarrant }

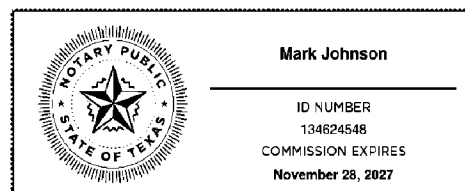
On this 24th day of March, 2025, before me, Mark Johnson, a Notary Public in and for said state, personally appeared Derek M. Hotchkiss, Pioneer Spirit Properties, LLC., Owner/Operator, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged 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.

Mark Johnson
Notary Public for the State of Texas

Residing at: Keller, Texas

Commission Expires: 11/28/2027



Electronically signed and notarized online using the Proof platform.