

**2025-003292**

**Klamath County, Oregon**

**05/02/2025 12:34:01 PM**

**Fee: \$97.00**

After recording, return to:  
Ruth Sherrie Micheaux  
591 Southeast Carroll Street  
Winston Oregon 97496

Until a change is requested,  
all tax statements should be sent to:  
Ruth Sherrie Micheaux  
591 Southeast Carroll Street  
Winston Oregon 97496

**QUITCLAIM DEED**

Under ORS 93.865

The grantor.  
PW Real Estate Ventures LLC, A Delaware Limited Liability Company,  
450 Anthony Trail  
Northbrook, IL 60062

for the true and actual consideration of \$10.00

Ten Dollars and 00/100

RELEASES AND QUITCLAIMS to the grantee.

Ruth Sherrie Micheaux  
591 Southeast Carroll Street  
Winston Oregon 97496

all right, title, and interest in and to the following described real property:  
Tax Assessor's Account No. R394399.

Lot 36, Block 93, Klamath Falls Forest Estates Hwy 66 Unit, Plat #4  
APN R394399 Map Tax Lot: R-3711-0256B0-01300-000

And commonly known as: Vacant Land  
Parcel ID: R394399

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.

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, CHAPTERS 885, 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 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 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424 OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTERS 885, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, the grantor has signed and sealed these presents this 1  
day of MAY, 2025.

[Signature]  
Signature  
Andrew Border, Manager  
Print Name  
Grantor  
Capacity  
PW Real Estate Ventures LLC

\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Print Name  
\_\_\_\_\_  
Capacity

\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Print Name  
\_\_\_\_\_  
Capacity

\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Print Name  
\_\_\_\_\_  
Capacity

*Construe all terms with the appropriate gender and quantity  
required by the sense of this deed.*

STATE OF IL  
COUNTY OF Cook

On this 1 day of May, 2025, before me, Notary Public in and for  
said state, personally appeared \_\_\_\_\_  
Andrew Border, Manager of PW Real Estate Ventures LLC,  
identified to be the person whose name is subscribed to the within instrument, and  
who acknowledged to me he freely executed the same.

Signature: [Signature]  
Print Name: Kristina Betke  
Title: Notary Public  
My Commission Expires: June 16, 2027



