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Fee: \$97.00

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QUITCLAIM DEED

THIS QUITCLAIM DEED is made this 18th day of March, 2025.

BETWEEN: Castle of Lumir LLC, a limited liability company registered in the State of Washington, with its principal address at 5301 Port View PI NE Tacoma, WA, 98422, hereinafter referred to as the "Grantor,"

AND: Ludomir Wanot, a single individual, as to an undivided 50% interest, and Manal Tirhi, a single individual, as to an undivided 50% interest, hereinafter collectively referred to as the "Grantees."

The tax statements for the property should be sent to: Ludomir Wanot, 5301 Port View PI NE Tacoma, WA 98422.

The name and address to return document to after recording is missing: Ludomir Wanot, 5301 Port View PI NE Tacoma, WA 98422.

WITNESSETH:

The Grantor, for and in consideration of the sum of \$1.00 (or other valuable consideration), the receipt of which is hereby acknowledged, does hereby **release and quitclaim** to the Grantees, as tenants in common, all right, title, and interest in and to the following described real property situated in the County of Klamath, State of Oregon:

114 S Williams Ave, Klamath Falls, Oregon 97601

116 S Williams Ave, Klamath Falls, Oregon 97601

121 Henry St, Klamath Falls, Oregon 97601

Legal Description:

Lot 3, Block 6 of Dixon 2nd Addition, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Exceptions:

City liens, if any, of the City of Klamath Falls.

Restrictions as shown on the official plat of said Land.

Rights of tenants under existing leases or tenancies.

An Easement and Well Agreement including the terms and provisions thereof, affecting the portion of the Land and for the purposes stated therein as reserved in instrument:

Instrument No.: 2024-006113

An Easement and Well Agreement including the terms and provisions thereof, affecting the portion of the Land and for the purposes stated therein as reserved in instrument:

Recorded: August 20, 2024

Instrument No.: 2024-007290

Together with all and singular the rights, privileges, hereditaments, and appurtenances thereunto belonging or in any way appertaining.

This conveyance is made subject to all easements, conditions, restrictions, and reservations of record, if any, affecting the above-described property.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed on the date first above written.

GRANTOR: Castle of Lumir LLC

By: Ludomir Wanot
[Authorized Representative]
Title: Owner

STATE OF Washington }
COUNTY OF Pierce }

On this 18th day of March, 2025, before me, a Notary Public in and for said County and State, personally appeared **Ludomir Wanot**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument as **Owner of Castle of Lumir LLC**, and acknowledged that they executed the same for the purposes therein contained as the duly authorized representative of said entity.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Notary Public My Commission Expires: 12-21-2026

GRANTEES ACKNOWLEDGMENT & ACCEPTANCE

We, the undersigned Grantees, acknowledge receipt of this Quitclaim Deed and accept the interest conveyed to us as described herein.

GRANTEES:

Ludomir Wanot

Signature: [Signature] Date: 3/20/2025

Manal Tirhi

Signature: [Signature] Date: 3/20/2025

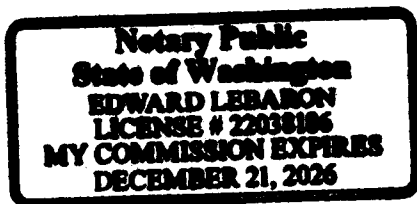
STATE OF Washington }
COUNTY OF Pierce }

On this 18th day of March, 2025, before me, a Notary Public in and for said County and State, personally appeared **Ludomir Wanot and Manal Tirhi**, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Notary Public: [Signature]

My Commission Expires: 12-21-2026



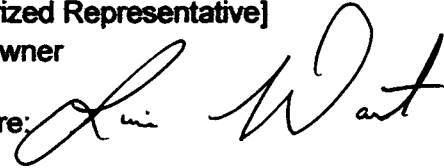
Addendum for Grantor Signature:

GRANTOR: Castle of Lumir LLC

By: Ludomir Wanot

[Authorized Representative]

Title: Owner

X Signature: 

X Date: May 7, 2025

STATE OF Washington }
COUNTY OF Pierce }

On this 7th day of May, 2025, before me, a Notary Public in and for said County and State, personally appeared **Ludomir Wanot**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument as **Owner** of **Castle of Lumir LLC**, and acknowledged that they executed the same for the purposes therein contained as the duly authorized representative of said entity.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Notary Public:



My Commission Expires:

08/29/2028

Notary Public
State of Washington
VICTORIA D COUTURE
LICENSE # 24026567
MY COMMISSION EXPIRES
AUGUST 29, 2028