

2025-004734

Klamath County, Oregon

06/18/2025 11:10:01 AM

Fee: \$97.00

After recording, return to:

PW REAL ESTATE VENTURES LLC
450 Anthony Trail
Northbrook, IL 60062

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

PW REAL ESTATE VENTURES LLC
450 Anthony Trail
Northbrook, IL 60062

1644796

Special Warranty Deed
Under ORS 93.855

The Grantor, Damen Capital Fund 2, LLC, 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. 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: 6-13-25

Lisa King
Grantor Lisa King
Assistant Secretary
Damen Capital Fund 2, 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.

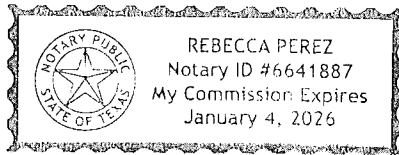
State of Texas
County of Harris

On 6-13-2025 before me, Lisa King (here
insert name and title of the officer), personally appeared assistant secretary of
Damen Capital Fund 2 LLC

, 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)



Rebecca Perez
Notary Public

My commission expires: 1-4-2026 Rebecca Perez
Type or Print Name

Grantor(s) Name, Address and phone:	Grantee(s) Name, Address and Phone:
Damen Capital Fund 2, LLC	PW REAL ESTATE VENTURES LLC
8 The Green	450 Anthony Trail
Dover, DE 19901	Northbrook, IL 60062

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.