

**2025-005508**

**Klamath County, Oregon**

**07/02/2025 03:42:01 PM**

**Fee: \$92.00**

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

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**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 164 SE G Street, Grants Pass, Oregon 97062 hereinafter called the "Grantor(s)", to **Dakota Skyhook Investing, LLC**, a North Dakota Limited Liability Company, whose address is 19 8<sup>th</sup> Street South, PMB 420, Fargo, ND 58103 hereinafter call the "Grantee(s)":

Witneseth: 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: R889140**

**Legal Description: Lot 862, RUNNING Y RESORT, PHASE 11, FIRST ADDITION**

**APN: R891222**

**Legal Description: Lot 1130 of RUNNING Y RESORT TRACT 1429, RUNNING Y RESORT, PHASE 13**

**APN: R469344**

**KLAMATH FALLS FOREST ESTATES HWY 66 PLAT #2 BLK-48 LOT-24**

**APN: R469353**

**KLAMATH FALLS FOREST ESTATES HWY 66 PLAT #2 BLK-48 LOT-23**

**APN: R472367 Legal Description: KLAMATH FALLS FOREST ESTATES HWY 66 PLAT #2 BLK-44 LOT-12**

**APN: R233713 Legal Description: Lot 25, Block 35, Tract No. 1184, OREGON SHORES UNIT #2, FIRST ADDITION**

**APN: R243481**

**LOT 4 IN BLOCK 23, TRACT 1113, OREGON SHORES, UNIT 2**

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: 07/02/2025

By: Derek M. Hotchkiss

Derek M. Hotchkiss  
Pioneer Spirit Properties, LLC.

STATE OF Virginia }, ss  
COUNTY OF Prince William }

On this 2nd day of July, 2025, before me, Mark Christopher Hewitt, 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.

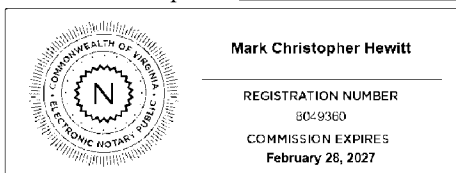
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Mark Christopher Hewitt

Notary Public for the State of Virginia 8049360

Residing at: Prince William County, VA

Commission Expires: 02/28/2027



Notarized remotely online using communication technology via Proof.