

RECORDING REQUESTED BY: 470321078653/500767141



1555 E. McAndrews Road, Ste 100  
Medford, OR 97504

2021-016504  
Klamath County, Oregon  
11/01/2021 03:26:01 PM  
Fee: \$87.00

**GRANTOR'S NAME:**  
James M. Severin

**GRANTEE'S NAME:**  
RPK Holdings LLC, an Oregon limited liability company

**AFTER RECORDING RETURN TO:**  
**Order No.:** 470321078653-SB  
RPK Holdings LLC, an Oregon limited liability company  
3193 Rogue River Drive  
Eagle Point, OR 97524

**SEND TAX STATEMENTS TO:**  
RPK Holdings LLC, an Oregon limited liability company  
3193 Rogue River Drive  
Eagle Point, OR 97524

APN: 874481  
Map: 36140340000202  
60814 Highway 140 E, Bly, OR 97622

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

**James M. Severin**, Grantor, conveys and warrants to **RPK Holdings LLC, an Oregon limited liability company**, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS THREE HUNDRED THIRTY-THREE THOUSAND EIGHT HUNDRED AND NO/100 DOLLARS **(\$333,800.00)**. (See ORS 93.030).

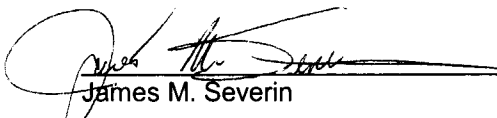
**Subject to:**

Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and easements of Record, 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.**

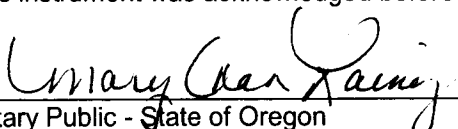
IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 10-28-21

  
James M. Severin

State of OREGON  
County of JACKSON

This instrument was acknowledged before me on 10-28-2021 by James M. Severin.

  
Notary Public - State of Oregon

My Commission Expires: 8-12-2024



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Parcel 1 of Land Partition 43-92, said Land Partition being situated in the E1/2 W1/2 of Section 34, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon;

EXCEPTING THEREFROM that portion thereof conveyed to Bly Rural Fire Protection District by Bargain and Sale Deed recorded February 4, 2002 in Volume M02, page 6644, to complete Property Line Adjustment No. 22-97, more particularly described as follows:

That portion of the SE1/4 of the NW1/4 of Section 34, Township 36 South, Range 14 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point on the Westerly right of way line of Oregon State Highway No. 140 that is North 33° 12' 18" West 764.59 feet from the Southeast corner of said SE1/4 NW1/4; thence North 20° 01' 39" West, along said Westerly line 200.00 feet to the point of beginning; thence continuing on the Westerly right of way line of Oregon State Highway No. 140 Northerly a distance of 60 feet to a point; thence South 68° 58' 51" West 270.80 feet to a point; thence South 20° 00' 47" East 60 feet to a point; thence North 68° 58' 51" East 270.80 feet more or less, to the point of beginning