



After recording return to:  
Paul West and Terilyn West  
1528 Tamera Drive  
Klamath Falls, OR 97603

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Paul West and Terilyn West  
1528 Tamera Drive  
Klamath Falls, OR 97603

File No.: 7161-4256033 (SA)  
Date: April 01, 2025

THIS SPACE RESERVED FOR RECORDER'S USE

### **STATUTORY WARRANTY DEED**

**RJP Oregon, LLC, an Oregon Limited Liability Company**, Grantor, conveys and warrants to **Paul West and Terilyn West as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$45,000.00**. (Here comply with requirements of ORS 93.030)

APN: **442658**


Statutory Warranty Deed  
- continued

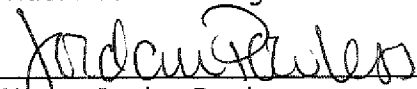
File No.: **7161-4256033 (SA)**

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 this 4 day of April, 2025.

RJP Oregon, LLC, an Oregon Limited Liability  
Company

By:   
Name: Riley Powless  
Title: Authorized Signer

By:   
Name: Jordan Powless  
Title: Authorized Signer

APN: **442658**


Statutory Warranty Deed  
- continued

File No.: **7161-4256033 (SA)**

STATE Oregon )  
OF )  
County of Jackson ) ss.  
Klamath )

This instrument was acknowledged before me on this 14 day of April,  
2025 by Riley Powless as Authorized Signer and Jordan Powless as Authorized Signer of RJP  
Oregon, LLC, an Oregon Limited Liability Company



  
\_\_\_\_\_  
Notary Public for Oregon  
My commission expires: 1/2/2027

APN: **442658**

Statutory Warranty Deed  
- continued

File No.: **7161-4256033 (SA)**

**EXHIBIT A**

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**Lot 5 in Block 1 of BEVERLY HEIGHTS, according to the Official Plat thereof on file in the Office of the county clerk of Klamath County, Oregon.**

**Together with that portion vacated by instrument recorded November 22, 1943 in Book 160, Page 97, deed records of Klamath County, Oregon, adjacent to the herein described property, which inured thereto.**