

Returned at Counter
Suzanne Pech



RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO:

Ryan M. Pech
Medford Law Group
45 S. Holly St.
Medford, OR 97501

UNTIL A CHANGE IS REQUESTED SEND ALL TAX STATEMENTS TO:

Ryan M. Pech
Pech Holdings LLC
45 S. Holly St.
Medford, OR 97501

2025-011609
Klamath County, Oregon

THIS S



12/30/2025 09:31:16 AM

Fee: \$97.00

STATUTORY WARRANTY DEED

RPK Holdings LLC, an Oregon limited liability company (“Grantor”), hereby conveys and warrants to **Ryan Pech and Kelly Harrington**, as tenants in common, (“Grantees”), 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

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.
2. Deed of Trust recorded November 1, 2021, as Instrument No. 2021-016505, Klamath County deed records, securing a Promissory Note originally in the principal amount of \$273,800.00, with an approximate unpaid principal balance of \$241,732.09 as of the date of this conveyance, serviced under Collection Escrow No. 21558 by Pacific Trust Deed Servicing Company, Inc.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS **\$0.00**. This conveyance is made as a distribution of LLC property to its members.

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 has executed this document on the date set forth below.

GRANTOR:

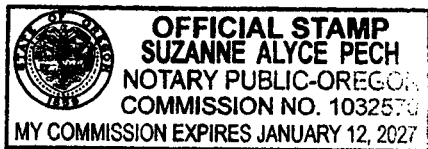
RPK Holdings LLC, an Oregon limited liability company

BY: 
Ryan Pech, Member

BY: 
Kelly Harrington, Member

STATE OF OREGON)
) ss.
County of Jackson)

On this 29th day of December 2025, before me, the undersigned Notary Public in and for said State, personally appeared Ryan Pech and Kelly Harrington, members of RPK Holdings LLC, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledge to me that they executed the same.



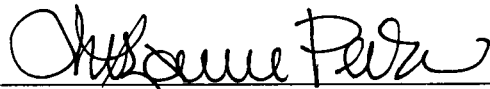

Notary Public for the State of Oregon
My Commission Expires: 1/12/2027

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:

The portion of 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.