



**2018-011703**

**Klamath County, Oregon**

**09/25/2018 02:00:00 PM**

**Fee: \$87.00**

Title Company:  
AmeriTitle

WHEN RECORDED, MAIL TO:

Seven Peaks Land Company LLC  
31 S Airport Road  
Lake Wales FL 33859  
Attention: Erik Addington

UNTIL A CHANGE IS REQUESTED, ALL  
TAX STATEMENTS SHALL BE SENT TO  
THE FOLLOWING ADDRESS:

Seven Peaks Land Company LLC  
31 S Airport Road  
Lake Wales FL 33859  
Attention: Erik Addington

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**SPECIAL WARRANTY DEED**

**MASCO CORPORATION**, a Delaware corporation, located at 17450 College Parkway, Livonia, MI 48152 ("**Grantor**"), does hereby convey to **SEVEN PEAKS LAND COMPANY LLC**, a Florida limited liability company, located at 31 S Airport Road, Lake Wales FL 33859 ("**Grantee**") the real property located in the City of Klamath Falls, Klamath County, Oregon, and particularly described as:

Parcel 1 of Land Partition 52-92, situated in the SW  $\frac{1}{4}$  of Section 15 and NW  $\frac{1}{4}$  of Section 22, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon. Affidavit of correction recorded April 2, 2002 in Volume M02 at page 19198.

Property address: 5855 Washburn Way, Klamath Falls, Oregon

Actual and True Consideration Paid for the Transfer: \$1,500,000.00.

Subject to (i) current non-delinquent real estate taxes and assessments, if any, (ii) easements, rights of way, notices, covenants, conditions, reservations and restrictions of record, (iii) such matters that would be disclosed by a physical inspection or survey of the Property, and (iv) any liens or encumbrances that are granted, consented to in writing, or caused by Grantee, its agents, contractors, affiliates or consultants, including a Deed of Trust in favor of Grantor securing a

*Grant*

portion of the purchase price for the premises, Grantor warrants title against all persons claiming by, through or under Grantor, and none other.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Grantor has caused this Special Warranty Deed to be executed on this 17<sup>th</sup> ~~21<sup>st</sup>~~ day of September, 2018.

**MASCO CORPORATION,**  
a Delaware corporation

By:

Kenneth G. Cole, Vice President

STATE OF MICHIGAN     )  
  )  
COUNTY OF WAYNE     )

On this 17<sup>th</sup> day of September, 2018, before me, a notary public, personally appeared Kenneth G. Cole, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be a duly authorized Vice President of **MASCO CORPORATION**, a Delaware corporation, the within named Grantor, and that such officer of such corporation executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as such officer.

Witness my hand, at office, this 17<sup>th</sup> day of September, 2018.

Kathryn M. Lewinski  
Notary Public

My Commission Expires: 3-5-21



**KATHRYN MARY LEWINSKI**  
Notary Public, State of Michigan  
County of Wayne  
My Commission Expires 03-05-2021  
Acting in the County of Wayne