

MT 340981AM

After Recording Return To:

A. Michael Lee
Jones Day
1420 Peachtree Street, N.E.
Suite 800
Atlanta, Georgia 30309-3053

2020-004948

Klamath County, Oregon

04/17/2020 03:04:42 PM

Fee: \$107.00

Send Tax Statements To:

Imerys Perlite USA, Inc.
100 Mansell Court East
Suite 300
Roswell, Georgia 30076

(Space above this line for Recorder's use)

WARRANTY DEED
(Klamath County, Oregon)

As of this 15th day of April, 2020, **SEVEN PEAKS LAND COMPANY, LLC**, a Florida limited liability company ("**Grantor**"), bargains, sells, conveys and warrants to **IMERYS PERLITE USA, INC.**, a Delaware corporation ("**Grantee**"), and unto Grantee's successors and assigns, that certain real property with the tenements, hereditaments, and appurtenances thereunto, as described on Exhibit "A" attached (the "**Property**").

To have and to hold the same unto Grantee and Grantee's successor's and assigns forever. And said Grantor hereby covenants and warrants to Grantee and to Grantee's successors and assigns, that the Property is free from encumbrances created or suffered thereon by Grantor, except as to those matters specifically set forth on Exhibit "B" attached hereto and by this reference made a part hereof (the "**Permitted Exceptions**") and that Grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through or under Grantor except for the Permitted Exceptions. The true consideration for this conveyance is \$10.00 and other property and other value given.

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107-444

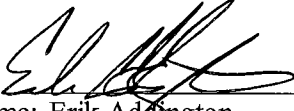
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

[Signature on Following Page]

Witness the hand of said Grantor this 9th day of April, 2020.

GRANTOR:

SEVEN PEAKS LAND COMPANY, LLC,
a Florida limited liability company

By: 
Name: Erik Addington
Its: President

STATE OF KY)
) ss.
County of Fayette)

On this 9th day of April, 2020, personally appeared the above named Erik Addington, who, being first duly sworn, did say that (s)he is the President of Seven Peaks Land Company, LLC, a Florida limited liability company, and that the foregoing instrument was signed in behalf of said limited liability company, and (s)he acknowledged said instrument to be its voluntary act and deed.

Before me:

P. Branden Gross
Notary Public



Exhibit "A"

Legal Description of the Property

Parcel 1 of Land Partition 52-92, located in the SW1/4 of Section 15 and NW1/4 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.

Exhibit "B"

Permitted Exceptions

1. Taxes and assessments for the year 2020 and subsequent years, which are not yet due and payable.
2. Easement in favor of California Oregon Power Company as set forth and described in that certain Grant of Right of Way recorded August 1, 1930 in Volume 91, Page 548 of the Deed Records of Klamath County, Oregon.
3. Easement in favor of the City of Klamath Falls as set forth and described in that certain Restrictive Easement recorded February 17, 1955 in Volume 272, Page 340 of the Deed Records of Klamath County, Oregon.
4. Easement as set forth and described in that certain Warranty Deed recorded September 10, 1971 in Volume M71, Page 9625 of the Deed Records of Klamath County, Oregon.
5. Easement in favor of PacifiCorp, a corporation dba Pacific Power & Light Company as set forth and described in that certain Right-of-Way Easement recorded February 19, 1993 in Volume M93, Page 3594 of the Deed Records of Klamath County, Oregon.
6. Easement in favor of the City of Klamath Falls as set forth and described in that certain Agreement for Easement recorded March 22, 1994 in Volume M94, Page 8527 of the Deed Records of Klamath County, Oregon.
7. Easement between the United States of America and Aqua Glass West Inc. as set forth and described in that certain Easement for Parking and Staging Area recorded April 3, 1994 in Volume M94, Page 10092 of the Deed Records of Klamath County, Oregon.
8. Easement in favor of Pacific Gas Transmission Company as set forth and described in that certain Right of Way Agreement recorded September 21, 1994 in Volume M94, Page 29754 of the Deed Records of Klamath County, Oregon.
9. Easement in favor of the City of Klamath Falls as set forth and described in that certain Easement Agreement recorded November 22, 1995 in Volume M95, Page 31979 of the Deed Records of Klamath County, Oregon.
10. Easement in favor of US West Communications, Inc. as set forth and described in that certain Easement Agreement recorded August 26, 1996 in Volume M96, Page 26271.