

**2015-004195****Klamath County, Oregon**

05/01/2015 02:40:27 PM

Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Pharma Vita USA Corp., a Delaware Corporation3411 Sliverside RdWilmington, DE 19810Until a change is requested all tax statements  
shall be sent to the following address:Pharma Vita USA Corp., a Delaware Corporation3411 Sliverside RdWilmington, DE 19810File No. 33508AM

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**STATUTORY WARRANTY DEED****Gary Renne,**

Grantor(s), hereby convey and warrant to

**Pharma Vita USA Corp., a Delaware Corporation ,**

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

**Parcel 2 of Land Partition 61-07, replat of Parcel 2 of Land Partition 58-04, situated in the East 1/2 of Sections 19 and 30, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.****Together with the following: Beginning at the Northwest corner of Parcel 2 of Land Partition 61-07; thence along the Northerly line of said Parcel 2 North 54°23'47" East 510.85 feet; thence leaving said Northerly line South 63°36'56" West 502.18 feet; thence South 24°56'14" East 81.87 feet to the point of beginning.****Excepting therefrom the following: Beginning at a point on the South line of said Section 19, said point being the Southeast corner of said Parcel 1 of Land Partition 10-11 and the Southwest corner of Parcel 2 of Land Partiton 61-07; thence North 24°56'14" West 158.76 feet; thence North 64°44'13" East 545.61 feet to the centerline of Modoc Point Road; thence along said centerline South 25°07'37" East 65.14 feet; thence 318.17 feet on the arc of a 527.96 foot radius curve to the left, the long chord of which bears South 41°02'07" East 314.10 feet and having a delta angle of 31°49'00"; thence South 56°56'37" East 150.00 feet to said South line of said Section 19; thence along said South line of Section 19 North 89°56'02" West 786.09 feet to the point of beginning.****Also Excepting therefrom the following: Beginning at a point on the centerline of Modoc Point Road, said point being the Northeast corner of Parcel 2 of Land Partition 61-07; thence South 54°23'47" West 30.51 feet to a 5/8 inch iron rod per Klamath County Survey #7587; thence continuing South 54°23'47" West 10.71 feet; thence North 63°36'56" East 40.54 feet; thence North 25°07'37" West 6.61 feet to the point of beginning.**The true and actual consideration for this conveyance is **\$475,000.00.**

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, 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.


Dated this 13<sup>th</sup> day of April, 2015

  
Gary Renne

State of Oregon } ss  
County of Klamath }

On this 13<sup>th</sup> day of April, 2015, before me,  
Twila Pellegrino a Notary Public in and for said state, personally appeared  
Gary L. Renne, known or identified to me to be the person(s) whose name(s) is/~~are~~ subscribed to the within Instrument and  
acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above  
written.

  
Notary Public for the State of Oregon  
Residing at: Klamath Falls, Oregon  
Commission Expires: 12-3-2018

