10/13/2022 01:49:01 PM

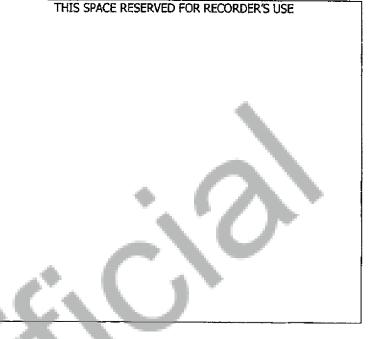
Fee: \$87.00



After recording return to: Pharma Vita USA Corp. 200 Liberty Street, 27th Floor New York, NY 10281

Until a change is requested all tax statements shall be sent to the following address: Pharma Vita USA Corp. 200 Liberty Street, 27th Floor New York, NY 10281

File No.: 7161-3985313 (SA)
Date: August 12, 2022



## STATUTORY WARRANTY DEED

**Leroy A. Gienger, trustee of the Bud Gienger Living Trust dated June 2, 2022,** Grantor, conveys and warrants to **Pharma Vita USA Corp, a Delaware corporation**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

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

PARCEL 2 OF LAND PARTITION 56-21, IN THE PLAT RECORDS OF KLAMATH COUNTY, OREGON AND RECORDED SEPTEMBER 13, 2022 AS DOCUMENT NO 2022-011093, KLAMATH COUNTY, OREGON RECORDER'S OFFICE.

## 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. The 2022-2023 Taxes, a lien not yet payable.

The true consideration for this conveyance is \$1,500,000.00. (Here comply with requirements of ORS 93.030)

File No.: 7161-3985313 (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 2151 day of September 2022.

Leroy A. Gienger, trustee of the Bud Gienger

Living Trust dated June 2, 2022

Leroy A. Gienger, Trustee

STATE OF Oregon

County of Klamath

This instrument was acknowledged before me on this 215 day of 500 tember, 2020 by Leroy A. Gienger, trustee of the Bud Gienger Living Trust dated June 2, 2022.

)55.

OFFICIAL STAMP
HEIDI C JAMES
NOTARY PUBLIC-OREGON
COMMISSION NO. 1006474
MY COMMISSION EXPIRES DECEMBER 07, 2024

Notary Public for Oregon

My commission expires: 12107/2024

Page 2 of 2