

2025-000383

Klamath County, Oregon

01/17/2025 02:22:02 PM

Fee: \$92.00

Grantor Name and Address:

PHARMA VITA USA CORP.
200 LIBERTY STREET, 27TH FLOOR
NEW YORK, NY 10281

Grantee Name and Address:

PANHYGEA USA CORP
200 LIBERTY STREET, 27TH FLOOR
NEW YORK, NY 10281

After recording, return to:

PANHYGEA USA CORP
200 LIBERTY STREET, 27TH FLOOR
NEW YORK, NY 10281

Until requested otherwise, send all tax statements to:

PANHYGEA USA CORP
200 LIBERTY STREET, 27TH FLOOR
NEW YORK, NY 10281

WARRANTY DEED

PHARMA VITA USA CORP., a Delaware corporation, whose address is 200 Liberty Street, 27th Floor, New York, NY 10281 (referred to herein as "Grantor"), hereby conveys and warrants to PANHYGEA USA CORP, a Delaware corporation, whose address is 200 Liberty Street, 27th Floor, New York, NY 10281 (referred to herein as "Grantee"), all of Grantor's interest in and to the following described real property located in Klamath County, Oregon, free of liens and encumbrances except as specifically set forth herein:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

Property street address: 32200 Modoc Pt. Rd., Chiloquin, OR 97624

EXCEPTIONS of record on file with the County of Klamath, Oregon.

The true consideration for this conveyance is: NONE

Dated: January 16th, 2025

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.

GRANTOR:

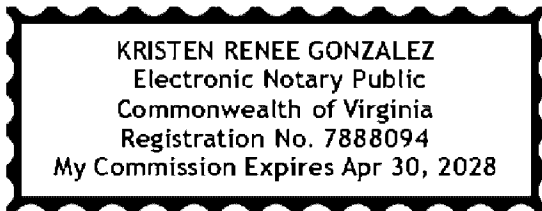
PHARMA VITA USA CORP., a Delaware corporation

By: *Gabriel Scoglio*
Printed Name: Gabriel Scoglio
Title: President

STATE OF Virginia)
) ss.
COUNTY OF Alexandria City)

This instrument was acknowledged before me on 16th of January, 2025, by Gabriel Scoglio, as President of PHARMA VITA USA CORP., a Delaware corporation.

[Affix Notary Seal]



Kristen Renee Gonzalez
SIGNATURE OF NOTARY PUBLIC
My commission expires: 4/30/2028
Kristen Renee Gonzalez

Completed via Remote Online Notarization using 2 way Audio/Video technology.

EXHIBIT A
Legal Description

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 Partition 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 parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.