

Send Tax Statements to Grantee at:
Nathal Trust, Gary Vezina Trustee
18530 Pinehurst Road
Bend, OR 97703

After Recording return to:
Law Office of Paul Heatherman PC
PO Box 8
Bend, OR 97709

2022-014516
Klamath County, Oregon
12/23/2022 10:43:01 AM
Fee: \$87.00

BARGAIN AND SALE DEED

Gary Lee Vezina, who acquired from the Vezina Family Trust dated September 15, 2008, pursuant to a General Judgment of Dissolution of Marriage entered in Deschutes County Circuit Court Case Number 19DR14182, an undivided 50% ownership interest in the following described real property, Grantor, conveys to **Gary Lee Vezina (or his successors), as Trustee of the Nathal Trust dated June 8, 2021**, all of his undivided 50% interest in the following described real property:

SEE EXHIBIT A, attached

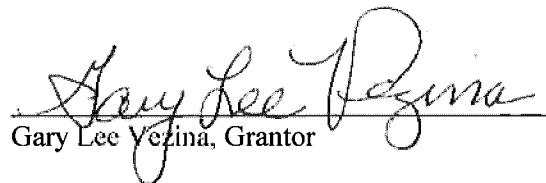
Tax Map Number: 3809-028DC-3700

Account: 374801

The true consideration for this conveyance is NONE (estate planning purposes).

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS 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, 195.30 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 23 day of December, 2022.


Gary Lee Vezina, Grantor

STATE OF OREGON)
) ss.
County of Deschutes)

Personally appeared before me the above named Gary Lee Vezina and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

Before me this 23 day of December, 2022.




NOTARY PUBLIC FOR OREGON

EXHIBIT A

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

Lot 9 in Block 5 of Dixon Addition to the City of Klamath Falls, Oregon, and also Lot 8 in Block 5 of Dixon Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, except that portion described in Deed Volume 172 on page 20, Deed Records of Klamath County, Oregon, described as follows: Beginning at the Southeast corner of Lot 8, Block 5, Dixon Addition to the City of Klamath Falls, Oregon; thence West along the North line of Herbert Street 8.25 feet, more or less, to a point; thence North at right angles to Herbert Street 12.44 feet, more or less to the Southwesterly line of Laguna Street; thence Southeasterly along the Southwesterly line of Laguna Street 12.87 feet, more or less to the point of beginning.

Tax Account: R374801

Map/TL: R-3809-028DC-03700-000