

**2024-010684**

**Klamath County, Oregon**

**12/10/2024 03:02:01 PM**

**Fee: \$92.00**

After Recording Return To:

Nathal Trust  
c/o Gary Vezina, Trustee  
18530 Pinehurst Rd.,  
Bend, OR 97703

Send tax statements to:

Nathal Trust  
c/o Gary Vezina, Trustee  
18530 Pinehurst Rd.,  
Bend, OR 97703

**STATUTORY BARGAIN AND SALE DEED**

Kristine Uhrich, formerly Kristine Vezina, who acquired an undivided 50% ownership interest in the below described real property 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 No. 19DR14182, Grantor, conveys to Gary Lee Vezina (or his successors), as Trustee of the Nathal Trust dated June 8, 2021, Grantee, all of her undivided 50% interest in the following described real property located in Klamath County, Oregon, and more particularly described as:

**SEE ATTACHED EXHIBIT A**

Subject to all encumbrances of record and those apparent upon the land, if any, as of the date of this deed.

Tax Map Number: 3809-028DC-3700      Account: 374801

The consideration for this transfer is other value given or promised.

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

Statutory Bargain and Sale Deed

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By execution of this instrument, Grantor certifies that she is not a "foreign person" as that term is defined in the Internal Revenue Code, Section 1445.

Dated: November 29, 2024

This Statutory Bargain and Sale Deed was acknowledged before me on this 29<sup>th</sup> day of November 2024, by Kristine Uhrich, formerly Kristine Vezina.

Shane Weiss Rossi  
Notary Public for Connecticut



## 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