

AFTER RECORDING RETURN TO:

Parks & Ratliff, P.C.
620 Main Street
Klamath Falls OR 97601



00343259202500048330020020

06/23/2025 11:36:44 AM

Fee: \$92.00

GRANTOR'S NAME AND ADDRESS:

Charles E. Bishop and Deborah K. Bishop
5205 S. Etna St.
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS:

Charles E. Bishop and Deborah K. Bishop, Trustees
of the Charles and Deborah Bishop Trust
5205 S. Etna St.
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:

Charles E. Bishop and Deborah K. Bishop, Trustees
of the Charles and Deborah Bishop Trust
5205 S. Etna St.
Klamath Falls, OR 97603

BARGAIN AND SALE DEED


Charles E. Bishop and Deborah K. Bishop hereinafter referred to as grantor, conveys to **Charles Elliott Bishop and Deborah Kay Bishop, Trustees of the Charles and Deborah Bishop Trust** dated **June 16, 2025**, hereinafter referred to as grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

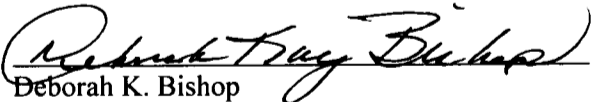
SEE ATTACHED EXHIBIT "A"

There is no true and actual consideration for this transfer. The transfer is for estate planning purposes.

IN WITNESS WHEREOF, the grantor has executed this instrument this 16th day of June, 2025.

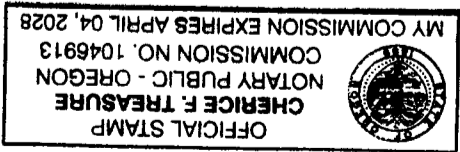
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.


Charles E. Bishop


Deborah K. Bishop

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 16 day of June 2025, by Charles E. Bishop and Deborah K. Bishop.



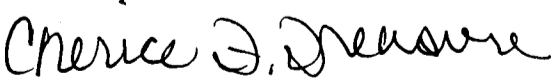

NOTARY PUBLIC FOR OREGON
My Commission expires: 4/4/2028

EXHIBIT "A"
LEGAL DESCRIPTIONS

Parcel One:

Real Property commonly known as 5205 S. Etna St., Klamath Falls, Oregon more particularly described as follows:

A tract of land in the SW1/4 NW1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, described as follows:

Beginning at a point which is East 669.9 feet along the Center section line from the iron pin which marks the Quarter Section corner common to Section 14 and 15, Township 39 South, Range 9 East of the Willamette Meridian; thence continuing East along the center section line of said Section 14, a distance of 50 feet to an iron pin; thence North 12 degrees 00' East a distance of 470.25 feet to an iron pin; which is the true point of beginning of this description, which point is also the most Easterly corner of that certain parcel of land deeded to James F. and Winfred Stilwell by deed Volume 242 at page 353; thence South 37 degrees 18' East along the Southwesterly line of South Etna Street 82.36 feet to an iron pin; thence North 49 degrees 30' East 184.7 feet to an iron pin on the Westerly boundary line of the U.S.R.S. Lateral A-3-D; thence Northwesterly along the Westerly line of said A-3-D lateral a distance of 85.12 feet to an iron pin which marks the Southeast corner of that certain parcel of land deeded to Vernon G. and Clara C. Howard by Deed Volume 257 at page 229; thence South 49 degrees 30' West 201.1 feet, more or less to the true point of beginning.

EXCEPT that portion conveyed to Klamath County for road purposes by Deed recorded November 21, 1972 in Book M-72 at page 13505, Microfilm Records.

Tax Account No.: 572721 / Map Tax Lot No.: 3909-014BC-03100

Parcel Two:

Bare land described as follows:

A parcel of land in the SW1/4 NW1/4 of Section 14, Township 39 South Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as thus:

Beginning at a 3/4" iron pipe located South 0°05' West 165 feet from the Northeast corner of SW1/4 NW1/4 of said Section 14. This pipe is also located on the Northerly right of way of U.S.R.S Lateral A-3 and along the East line of the SW1/4 NW1/4 of said Section 14, thence South 0°05' West a distance of 610.80 feet along the East line of SW1/4 NW1/4 of said Section 14 to a 5/8" iron pin; thence, West 348.02 feet to a 5/8" iron pipe which is along the East line of a lot on the Westerly right of way of existing U.S.R.S. Lateral A-3-D; thence North 26°07' East along the Easterly lot line and Westerly right of way line of said lateral a distance of 44.3 feet to an existing 1/2" iron pipe which is the Northeast corner of lot (original Zumwalt lot); thence North 28°16' West along existing Westerly right of way of said Lateral A-3-D 286.60 feet to a 5/8" iron pin which is on the existing Northerly right of way of U.S.R.S. A-3 Lateral, thence North 66°39' East 134.60 feet (long chord on curve) to a point which is end of curve on Northerly right of way of existing said Lateral A-3; thence North 55° 14' East 273.10 feet along existing Northerly right of way of said Lateral A-3 to an existing 3/4" iron pipe which is also the Southwest corner of Lot 51, Elmwood Park, thence continuing on North 55° 14' East 154.00 feet to an existing 3/4" iron pipe which is the Southeast corner of said Lot 51, Elmwood Park; thence continuing along existing Northerly right of way of said Lateral A-3, North 55° 14' East 36.5 feet to the point of beginning.

NOTE: The bearings of this description are based on Survey #6-136-T, Elmwood Park Subdivision and on the present existing Laterals of U.S.R.S. A-3 and A-3-D.

Tax Account No.: 572669 / Map Tax Lot No.: 3909-04BC-2500