

**2025-006740**

**Klamath County, Oregon**

**08/01/2025 03:48:01 PM**

**Fee: \$92.00**

**After recording, return to:**

Michael R. Robb, Esq.  
Reuter Corbett, LLP  
1915 NE Stucki Ave, Suite 365  
Hillsboro, OR 97006

**Mail Tax Statements to:**

James E. Bishop  
36542 Hwy 58  
Pleasant Hill, OR 97455

**STATUTORY BARGAIN AND SALE DEED**

James E. Bishop as Personal Representative of the Estate of Anna Marie Bishop, Grantor, conveys to James E. Bishop, an individual, heir of the Estate of Anna Marie Bishop, Grantee, the following described real property located at 9208 Mina Bird Dr, Bonanza, OR 97623-7701 and more particularly described as:

Lot(s) 7, Block 28, Klamath Falls Forest Estates Highway 66 Unit, Plat No. 2

As recorded in Klamath County, Oregon

The true consideration for this conveyance is \$0.00, this is an inheritance distribution from the Estate of Anna Marie Bishop to the heir of her estate.

**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 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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**

Executed this 22 day of July, 2025.

STATE OF OREGON )  
 ) ss.  
County of Lane )

Given under my hand and official seal this 2<sup>nd</sup> day of July 2025.

Leah Geocaux  
Notary Public for Oregon  
Residing at Eugene, OR  
My Commission Expires: 01-20-2026

