

NN

2000 R.R. 20 APR 22

13124

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Susan Kay Norland
1947 Portland St.
Klamath Falls, OR 97601
Grantor's Name and Address

James Noel Norland
1947 Portland St.
Klamath Falls, OR 97601
Grantee's Name and Address

After recording, return to (Name, Address, Zip):

- Above Address -

Until requested otherwise, send all tax statements to (Name, Address, Zip):

- Above Address -

SPACE RESERVED
FOR
RECORDER'S USE

option

State of Oregon, County of Klamath fixed.
Recorded 04/20/00, at 9:27a m.
In Vol. M00 Page 13124
Linda Smith,
County Clerk Fee\$ 31⁰⁰ Deputy.

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that Susan Kay Norland,

hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto
James Noel Norland,
hereinafter called grantees, and unto grantees heirs, successors and assigns, all of the grantor's right, title and interest in that certain
real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in
Klamath County, State of Oregon, described as follows, to-wit:

Lot 20, Block 36, Hot Springs 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;
at Vol. M97, page 41874, also known as
1947 Portland St., Klamath Falls, OR 97601, Incorporated by
Reference final property settlement agreement
of 3/18/00 notarized in Clark County Washington
by Adora L Bunch on 3/18/00, attached

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

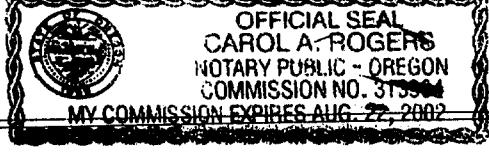
To Have and to Hold the same unto grantees and grantees heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 31⁰⁰. However, the
actual consideration consists of or includes other property or value given or promised which is part of the the whole (indicate
which) consideration. (The sentence between the symbols Ø, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be
made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on 4/17/2000; if
grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized
to do so by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN
THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGU-
LATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON
ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPRO-
PRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES
AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST
PRACTICES AS DEFINED IN ORS 30.930.

STATE OF OREGON, County of Klamath) ss.This instrument was acknowledged before me on April 17, 2000
by Susan Kay Norland and James Noel NorlandThis instrument was acknowledged before me on April 17, 2000
by JAMES SUEAN KAY NORLAND and JAMES NOEL NORLAND
as Grantor and Grantee
of Klamath Falls, Oregon

Notary Public for Oregon

My commission expires August 22, 2002

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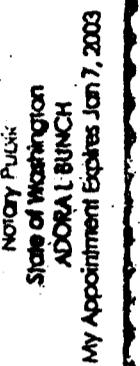
Each of you, attorneys! Douglas Osborne, Ann Rosemar, + Mike Ratliff are ordered to abide by this out of court marital property settlement agreement without any examination of assets of either or both parties, or you are FIRED + DISMISSED. Susan will retain all of her separate property including trusts, of Charles + Wilhelmina Wilson + stocks + mutual funds and her interest in 890 Autumn Lane, Bellingham, Washington real estate and every other separate asset of any kind whatsoever in her name, without any right or interest to share in above assets by Jim Norland and 3/10th without any appraisal or accounting whatsoever. No further lawyer's fees.

SUSAN NORLAND + JIM NORLAND'S FULL AND FINAL MARITAL ESTATE SETTLEMENT AGREEMENT
OUT OF COURT

Susan + Jim's ~~Requirements~~ to split estate as follows:

There will be no alimony payment by either party burdening

- ① Personal Prop.: There shall be no distribution or settlement of personal marital estate left in possession of Jim + in our discretion to give to one another + our children as we want to in the future, but remaining in Jim's care, custody + control. This includes all vehicles left in Jim's care, custody + control.



(2)

Final

2. Real Estate Settlements: Klamath Falls, OR
The House on 1947 Portland St is valued at \$100,000 with \$25,000 pd by Jim's inheritance present contract pd by Susan + Kay Norland with a balance of \$75,000. Susan agrees to Susan + Kay Norland quit claim all rt, title + interest in 1947 Portland St to Jim alone, with Jim assuming the obligation to pay the entire balance + obtain fee simple title in his name alone w/o any payment of ~~any~~ of any interest to Susan + Norland for his fee simple title to 1947 Portland St, Klamath Falls, OR 97601. Susan Norland agrees to sign all necessary papers to effectuate this entire agreement in future.



(3)

- In order to assure continued perpetuation of the business of Hans Norland + Sons ~~as~~ to perpetuate in the family, both parties agreed w/ Hans Norland, ~~his~~ and it not being in the interest of either Jim or Susan to destroy the business by compromising it with debt, or any sale, the business will once again be valued at \$100,000, the same value under their recent purchase R W Hans Norland. Jim's inheritance contribution of \$20,000 leaves an \$80,000 equity balance between Jim + Susan, which Susan will accept as payment for her 1/2 interest, an amount of \$950⁰⁰ per month for a period of ^(four years) 5 years, payable during each month as full + complete settlement of her partnership interest + transfer of all business operations + good will + equipment to Jim who is sole proprietor + sole owner of Hans Norland + Sons Inc. Agency 3-18-00

We b h agree this is fair and Susan Kay Norland, James M. Norland

Each of you, attorneys: Douglas Osborne, Ann Rosewar, & Mike Ratliff are ordered to abide by this out of court marital property settlement agreement without any examination of assets of either or both parties, or you are ~~are~~
FIRLED + DISMISSED. Susan will retain all of her separate property including trusts of Charles & Wilhelmine Wilson & stocks & mutual funds and her interest in 890 Autumn Lane, Bellingham, Washington real estate and every other separate asset of any kind whatsoever in her name, without any right or interest to share in above assets by Jim Norland and ^{3/18/00} without any appraisal or accounting whatsoever. ^{No further lawyers fees.} ~~SUSAN NORLAND & JIM NORLAND'S FULL AND FINAL MARITAL ESTATE SETTLEMENT AGREEMENT OUT OF COURT~~

Susan & Jim's ~~requires~~ to split estate as follows:

There will be no alimony payment by either party burdening

- ① Personal Prop.: There shall be ~~settlement of this~~
 no distribution or settlement of personal marital estate left in possession of Jim & in our discretion to give to one another & our children as we want to in the future, but remaining in Jim's care custody & control.
 This includes all vehicles left in Jim's care, custody & control.

②

Final

2. Real Estate Settlements.

The House on ¹⁹⁴⁷ Portland St. Klamath Falls, OR

valued at \$100,000 with 25,000 pd by Jim's inheritance till ^{3/18/00} by present contract pd by Susan K. Norland with a balance of \$75,000. Susan agrees to Susan K. Norland quit claim all int, title & interest in 1947 Portland St. to Jim alone, with Jim assuming the obligation to pay the entire balance & obtain fee simple title in his name alone who may payment of Susan of any interest to Susan K. Norland for his fee simple title to 1947 Portland St., Klamath Falls, OR 97601, Susan Norland agrees to sign all necessary papers to effectuate this entire agreement in future.

③

- In order to assure continued perpetuation

of the business of Hans Norland & Sons ~~as~~ ^{insurance}

both parties agreed w/ Hans Norland, ~~not~~ ^{to perpetuate in the family} and it not being in the interest of either Jim or Susan to destroy the business

by compromising it with debt, or any sale, the business will once again be valued at \$100,000, the same value under their recent purchase by Hans Norland; Jim's inheritance contribution of \$20,000 leaves an ~~\$80,000~~ equity balance between Jim & Susan, ^{\$40,000} which Susan will accept as payment for her $\frac{1}{2}$ interest, an amount of \$950^(four years) per month for a period of ~~4~~ ⁴ years, payable during each

month as full & complete settlement of her partnership interest & transfer of all business operations & good will & equipment to Jim as sole proprietor & sole owner of Hans Norland & Sons Ins. Agency

We both agree this is fair and ^{3/18/00} Susan Kay Norland, James M. Norland

Notary Public
State of Washington
ADORA L BUNCH
My Appointment Expires Jan 7, 2003

