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Vol M00 Page 13124

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 grantee, and unto grantee's 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 grantee and grantee's heirs, successors and assigns forever.

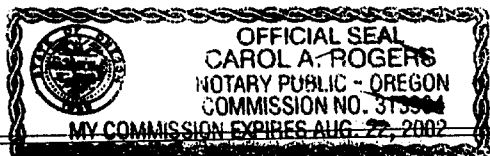
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ attached agreement of 3/18/00. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☒ the whole (indicate which) consideration. (The sentence between the symbols ☐ 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 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Susan Kay Norland
James Noel Norland

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 Jane Susan Kay Norland and James Noel Norland as Grantor and Grantee of Klamath Falls, Oregon

[Signature]
Notary Public for Oregon
My commission expires August 22, 2002

Page 1 of 2

Each of you, attorneys: Douglas Osborne, Ann Rosevear, + 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 ~~21~~ FIRED + 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 lawyer's fees. SUSAN NORLAND + JIM NORLAND'S FULL AND FINAL MARITAL ESTATE SETTLEMENT AGREEMENT OUT OF COURT

Susan + Jim's ~~Requies~~ 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 property~~ ^{settlement of this 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.

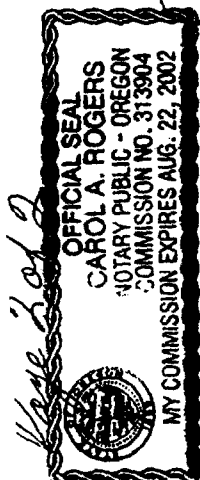
* This includes all vehicles left in Jim's care, custody + control.

- ② Final Real Estate Settlement: Klamath Falls, OR
The House on 1947 Portland St. valued at 100,000 with 25,000 pd by Jim's inheritance. Signed before me on 3-18-00 by
With a balance of \$6,000. Susan agrees to swap her 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 ~~to 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 Hars Norland + Sons ~~Insurance~~ ^{to perpetuate in the family} both parties agreed w Hars Norland, ~~Norland~~ and it not being in the interest of either Jim or Susan to destroy the business by compromising it with ~~excess~~ debt, or any sale, the business will once again be valued at 100,000, the same value under their recent purchase w Hars 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 \$950^(four years) per month for a period of 4 years, payable during each month as full + complete settlement of her partnership interest + transfer of all business expirations + good will + equipment to Jim is sole proprietor + sole owner of Hars Norland + Sons Ins Agency 3-18-00

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

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



Each of you, attorneys; Douglas Osborne, Ann Roseear, + 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 + 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 lawyer's fees.

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

Susan + Jim's ~~Property~~ ^{Requires} 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~~ ^{settlement of this} 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.~~ ^{property, and all will be}

This includes all vehicles left in Jim's care, custody + control.

②

Final Real Estate Settlement:

The House on 1947 Klamath Falls, OR

The House on 1947 Portland St is valued at 100,000

with 25,000 pd by Jim's inheritance

with a balance of \$56,000. 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 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 Hars Norland + Sons ~~Insurance~~ ^{Insurance}

both parties agreed w Hars Norland, ~~Norland~~ ^{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~~ ^{excess} or any sale, the business will once again be valued at 100,000, the same value under their recent purchase w Hars Norland; Jim's inheritance contribution

of \$20,000 leaves an \$80,000 equity balance between Jim + Susan, which Susan will accept as a payment for her 1/2 interest, an amount of \$950⁰⁰ per month for a period of 4^(four years) years, payable during each

month as full + complete settlement of her partnership interest + transfer of all business expirations + good will + equipment to Jim as sole proprietor + sole owner of Hars Norland + Sons Ins Agency

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

NOTARY PUBLIC
State of Washington
ADORA L BUNCH
My Appointment Expires Jan 7, 2003

