

2025-000009  
Klamath County, Oregon



00337302202500000090030037

01/02/2025 08:26:11 AM

Fee: \$92.00

James Noel Norland  
6063 Hogan Road  
Waunakee, Wisconsin 53597  
Grantor's Name and Address

Karl Josef Norland, Trustee of the Living Trust of James Noel  
Norland dated 12/13/2024  
6063 Hogan Road  
Waunakee, Wisconsin 53597  
Grantee's Name and Address

After recording return to:  
Karl Josef Norland, Trustee of the Living Trust of James Noel  
Norland dated 12/13/2024  
6063 Hogan Road  
Waunakee, Wisconsin 53597

Until a change is requested all tax statements  
shall be sent to the following address:

Karl Josef Norland, Trustee of the Living Trust of James Noel  
Norland dated 12/13/2024  
6063 Hogan Road  
Waunakee, Wisconsin 53597

**BARGAIN AND SALE DEED**

KNOW ALL MEN BY THESE PRESENTS, That **James Noel Norland** who acquired title as **James N. Norland**,

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **Karl Josef Norland, Trustee of the Living Trust of James Noel Norland dated 12/13/2024**,

hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of **Klamath**, State of Oregon, described as follows, to wit:

**SEE LEGAL DESCRIPTION EXHIBIT "A" ATTACHED**

The true and actual consideration paid for this transfer, stated in terms of dollars, is estate planning. However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

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.

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

In Witness Whereof, the grantor has executed this instrument this 23<sup>rd</sup> day of December, 2024; if a corporate grantor, 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.

JAMES NOEL NORLAND by Karl Josef Norland as his Attorney in Fact  
James Noel Norland by Karl Josef Norland as his Attorney in Fact

State of WISCONSIN } ss  
County of DANE }

This record was acknowledged before me on Dec 23<sup>RD</sup>, 2024 by

Karl Josef Norland as Power of Attorney for James Noel Norland.



Notary Public for the State of  
Residing at: 4021 MERIDIAN DR WINDSOR WI 53598  
Commission Expires: 07/09/24



LEGAL DESCRIPTION  
EXHIBIT "A"

All of Grantors undivided 50% Interest in and to the following described properties:

Parcel 1

Lot 9 in Block 35 of HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

APN: 3809-028BC-05800

Parcel 2

The Easterly 33 feet of Lot 10 in Block 35 of HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

APN: 3809-028BC-05900

Parcel 3

The Easterly 17 feet of Lot 11 and the Westerly 17 feet of Lot 10 in Block 35 of HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

APN: 3809-028BC-06000