

AFTER RECORDING RETURN TO:  
Parks & Ratliff, P.C.  
620 Main Street  
Klamath Falls OR 97601



06/11/2025 02:16:51 PM      Fee: \$82.00

GRANTOR'S NAME AND ADDRESS:  
James Noel Norland  
~~1946/Fredmont St.~~ 6063 Hogan Rd.  
~~Klamath Falls, OR 97601~~ Wanakee, WI 53597

GRANTEE'S NAME AND ADDRESS:  
Karl Josef Norland, Trustee of  
Living Trust of James Noel Norland  
~~1946/Fredmont St.~~ 6063 Hogan Rd.  
~~Klamath Falls, OR 97601~~ Wanakee, WI 53597

SEND TAX STATEMENTS TO:  
Karl Josef Norland, Trustee of  
Living Trust of James Noel Norland  
~~1946/Fredmont St.~~ 6063 Hogan Rd.  
~~Klamath Falls, OR 97601~~ Wanakee, WI 53597

**BARGAIN AND SALE DEED**

**JAMES NOEL NORLAND** hereinafter referred to as grantor, conveys to **KARL JOSEF NORLAND, TRUSTEE OF THE LIVING TRUST OF JAMES NOEL NORLAND DATED DECEMBER 13, 2024**, hereinafter referred to as grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Lot 8 and the Northerly 5 feet of Lot 9, Block 151 BUENA VISTA 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.

Tax Account No.: 474169 / Map No.: 3809-032BC-01600

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is (part of) ( the whole consideration).

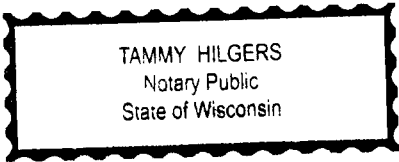
IN WITNESS WHEREOF, the grantor has executed this instrument this 12<sup>th</sup> day of May, 2025.

**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.**

*JAMES NOEL Norland by*  
*Karl Josef Norland, POA, attorney-in-fact*  
James Noel Norland by Karl Josef Norland, attorney-in-fact

STATE OF WISCONSIN; County of Dane ) ss.

This instrument was acknowledged before me on May 12, 2025 by Karl Josef Norland, attorney-in-fact for James Noel Norland.



*Tammy Hilgers*  
Notary Public for Wisconsin  
My commission expires: 2/5/2026