



After recording return to:  
Ryan Morris  
910 Laurel Street  
Klamath Falls, OR 97601

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Ryan Morris  
910 Laurel Street  
Klamath Falls, OR 97601

File No.: 7161-4298450 (SA)  
Date: September 11, 2025

THIS SPACE RESERVED FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

**Jean L. Freed, Trustee of the Jean L. Freed Trust, uad June 28, 2022,** Grantor, conveys and warrants to **Ryan Morris and Sammer Dia not as tenants in common, but with rights of survivorship,** Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
2. The **2025-2026** Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$550,000.00.** (Here comply with requirements of ORS 93.030)

APN: 531669

Statutory Warranty Deed  
- continued

File No.: 7161-4298450 (SA)

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.

Dated this 15 day of Sept, 2025.

Jean L. Freed, Trustee of the Jean L. Freed Trust, uad June 28, 2022

Jean L. Freed  
Jean L. Freed, Trustee

STATE OF Oregon )  
 )ss.  
County of Jackson )

This instrument was acknowledged before me on this 15 day of Sept, 2025 by Jean L. Freed as Trustee of Jean L. Freed Trust, uad June 28, 2022, on behalf of the Trust.



[Signature]  
Notary Public for Oregon  
My commission expires: 1/2/2027

**EXHIBIT A**

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**A tract of land situate in the Northwest Quarter of the NW 1/4 of Lot 1 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and being more particularly described as follows:**

**Beginning at the intersection of the West line of Lot 1, Section 5, Township 39 South, Range 9 E.W.M., and the Southwesterly line of that parcel conveyed by deed Volume 256, Page 269, Klamath County deed records, from which the Northwest corner of said Section 5 bears North 0° 41' East 61.76 feet and North 89° 27' West, 1,323.62 feet distant; thence South 21° 38' East 25.48 feet; thence South 34° 37' East 17.52 feet; thence South 12° 15' East 141.43 feet; thence North 77° 45' East 60.00 feet; thence South 12° 15' East 121.55 feet to the North right of way of Advance Avenue, formerly Adams Avenue, extended Westerly, thence South 89° 27' East 26.95 feet to the Westerly line of Sherman Street; thence South 20° 03' East along the Westerly line of Sherman Street, 576.56 feet to the Southerly line of Hood Avenue; thence North 89° 27' West 42.13 feet; thence South 20° 03' East, parallel with Sherman Avenue, 479.96 feet; more or less to the South line of said Lot 1, of said Section 5; thence along the South line of Lot 1, North 89° 13' West 487.53 feet to the Southwest corner of Lot 1; thence continuing North 89° 13' West 208.71 feet; thence North 0° 41' East parallel with the West line of said Lot 1, 417.42 feet; thence South 89° 13' East 208.71 feet to the West line of said Lot 1; thence North 0° 41' East along the West line of Lot 1, 851.72 feet, more or less, to the Point of Beginning. Said parcel being subject to any easements and/or right of way of record or apparent upon the premises, and subject to rights of the public in and to any portion of the above described property lying within the limits of roads and highways.**

**NOTE: This legal description was created prior to January 01, 2008.**