



THIS SPACE RESERVED FOR

2022-008508  
Klamath County, Oregon  
07/13/2022 09:50:04 AM  
Fee: \$87.00

After recording return to:

Jana L. Conger and Robert A. Conger

1420 Etna Street

Klamath Falls, OR 97603

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

Jana L. Conger and Robert A. Conger

1420 Etna Street

Klamath Falls, OR 97603

File No. 547047AM

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### STATUTORY WARRANTY DEED

**Mary J. Pryor,**

Grantor(s), hereby convey and warrant to

**Jana L. Conger and Robert A. Conger, as Tenants by the Entirety,**

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

**Beginning at a point in the East line of Lot 10 of Empire Tracts, according to the official plat thereof on file in the office of the County Clerk of Klamath County of Klamath County, Oregon, 90 feet South of the Northeast corner of said lot; running thence South along the East line of said Lot 10, 90 feet; thence West at right angles, 142 feet more or less to the West line of Lot 9 in said Empire Tracts; thence North along the West line of said Lot 9; 90 feet, thence East 142 feet to the place of beginning.**

The true and actual consideration for this conveyance is \$160,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

*2022-2023 Real Property Taxes, a lien not yet due and payable*

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 12<sup>th</sup> day of July, 2022

Mary J. Pryor, by Alan B. Pryor, her attorney in fact  
Mary J. Pryor, by Alan B. Pryor, her attorney in fact

State of OR } ss  
County of Klamath

On this 12<sup>th</sup> day of July, 2022, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Alan B. Pryor, attorney in fact for Mary J. Pryor, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.  
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Deborah Anne Sinnock  
Notary Public for the State of OR  
Residing at: Klamath Co  
Commission Expires: 7-29-25

