



2023-000473  
Klamath County, Oregon  
01/24/2023 08:51:03 AM  
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Stephanie Ann Millsap and Mark David Millsap

P. O. Box 123

Paulden, AZ 86334

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

Stephanie Ann Millsap and Mark David Millsap

P. O. Box 123

Paulden, AZ 86334

File No. 576378AM

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### STATUTORY WARRANTY DEED

**Christopher Todd Dewees, Jason Christopher Dewees, and Justin Andrew Dewees,**

Grantor(s), hereby convey and warrant to

**Stephanie Ann Millsap and Mark David Millsap, 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:

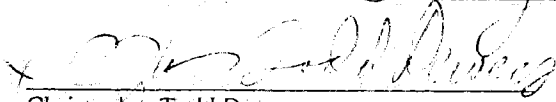
**Lot 19, Block 76, SEVENTH ADDITION TO NIMROD RIVER PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$14,500.00.

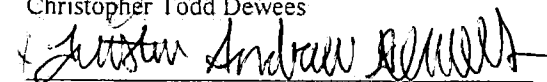
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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.

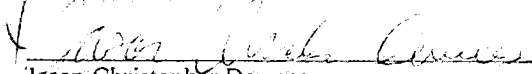
Dated this 20 day of January, 2023.



Christopher Todd Dewees



Justin Andrew Dewees



Jason Christopher Dewees

State of \_\_\_\_\_ } ss  
County of \_\_\_\_\_ }

On this \_\_\_\_\_ day of \_\_\_\_\_, 2023, before me, \_\_\_\_\_ a Notary Public in and for said state, personally appeared Christopher Todd Dewees, Justin Andrew Dewees and Jason Christopher Dewees, 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.

Notary Public for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

**\*CALIFORNIA NOTARIAL  
CERTIFICATE ATTACHED\***  
Herman Billington - Notary Public

# CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

} SS

County of San Diego

On January 20, 2023 before me, Herman Billington - Notary Public, personally appeared

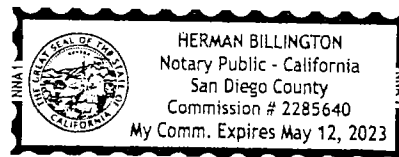
CHRISTOPHER TODD DEWEES, JASON CHRISTOPHER DEWEES, JUSTIN MICHAEL DEWEES,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/  
their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the  
entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Herman Billington  
Herman Billington - Notary Public



## DESCRIPTION OF THE ATTACHED DOCUMENT

STATUTORY WARRANTY DEED  
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 02 Document Date 1.20.2023

(Additional information)