

**RECORDING REQUESTED BY:**



153 SW 5th Street  
Redmond, OR 97756

**2025-010468**

Klamath County, Oregon

11/21/2025 03:59:02 PM

Fee: \$92.00

**AFTER RECORDING RETURN TO:**

**Order No.:** WT0279759-TM  
Justin S. Krohnke and Megan L. Carlson  
11841 Alderwood Drive  
La Pine, OR 97739

**SEND TAX STATEMENTS TO:**

Justin S. Krohnke and Megan L. Carlson  
11841 Alderwood Drive  
La Pine, OR 97739

APN: 140500  
Map: 2310-036C0-07800

**SPACE ABOVE THIS LINE FOR RECORDER'S USE**

**STATUTORY WARRANTY DEED**

**Emily Ludwig and Bradley W. Steffens**, Grantor, conveys and warrants to **Justin Krohnke and Megan Carlson**, not as tenants in common but with rights of survivorship, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

Lot 17, Block 5, Sun Forest Estates, Tract 1060, 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 THREE HUNDRED TEN THOUSAND EIGHT HUNDRED FIFTY AND NO/100 DOLLARS **(\$310,850.00)**. (See ORS 93.030).

Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After this 30 day period, Grantee is further prohibited from conveying the property for a sales price greater than 120% of short sale price until 90 days from the date of this deed. These restrictions shall run with the land and not personal to the Grantee.

STATUTORY WARRANTY DEED  
(continued)

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 undersigned have executed this document on the date(s) set forth below.

Dated: 11/19/25

[Signature]  
Emily Ludwig

[Signature]  
Bradley W. Steffens

State of OR  
County of Deschutes

This instrument was acknowledged before me on 11/19/25 by Emily Ludwig and Bradley W. Steffens

[Signature]  
Notary Public - State of Oregon

My Commission Expires: 8/10/29

