



Due Diligence Report

OR-Klamath-R264181

Property Details

Owner Name	LEEANN LOVEN
Owner Address	679 JOHNSON MILL RD, JEFFERSON, GA 30549
Assessor's Parcel Number	R264181

Property Facts

Address	N/A
County	Klamath
State	OR
Subdivision/Block/Lot	KLAMATH FOREST ESTATES/15/12
Legal Description (unofficial)	KLAMATH FOREST ESTATES, BLOCK 15, LOT 12
T R S	T-35S, R-10E, S-23
Parcel Size	2.35
Number of Parcels	1
Google Map Link	https://www.google.com/maps/search/?api=1&query=42.52978515625,-121.49718475341797
Property Record	https://assessor.klamathcounty.org/PSO/detail/264181/R

GPS Coordinates

	Degrees, Minutes, Seconds	Decimal Degrees	Elevation FT
Center	42°31'47.23"N,121°29'49.87"W	42.529785,-121.497185	4448
NW	42°31'49.95"N,121°29'51.15"W	42.530541,-121.497542	4468
NE	42°31'49.95"N,121°29'48.38"W	42.530541,-121.496772	4466
SE	42°31'45.01"N,121°29'48.42"W	42.52917,-121.496783	4445
SW	42°31'45.01"N,121°29'51.17"W	42.52917,-121.497547	4445

Last Transfer Info

Deed Type	Warranty Deed
Deed Transfer Date	09/13/2024
Deed Record Location	Document Number: 2024-008001

County Website Information

County Website	https://www.klamathcounty.org/	
Treasurer	https://www.klamathcounty.org/263/Tax-Office	(541) 883-4297 or (541) 851-2140
Recorder/Clerk	https://clerk.klamathcounty.org/DigitalResearchRoomPublic/?mode=Basic	(541) 883-5134
Planning/Zoning	https://www.klamathcounty.org/225/Planning-Division	541-883-5121 Option 4
GIS Website	https://kcgis.maps.arcgis.com/apps/webappviewer/index.html?id=664411956da94614a80be24849b74c1b	
Assessor	https://www.klamathcounty.org/353/Assessor	(541) 883-5111

Property Tax Information

Assessed Property Value	\$5120
Back Taxes Owed	\$0
Tax Liens	\$0
Annual Property Taxes	\$60.77

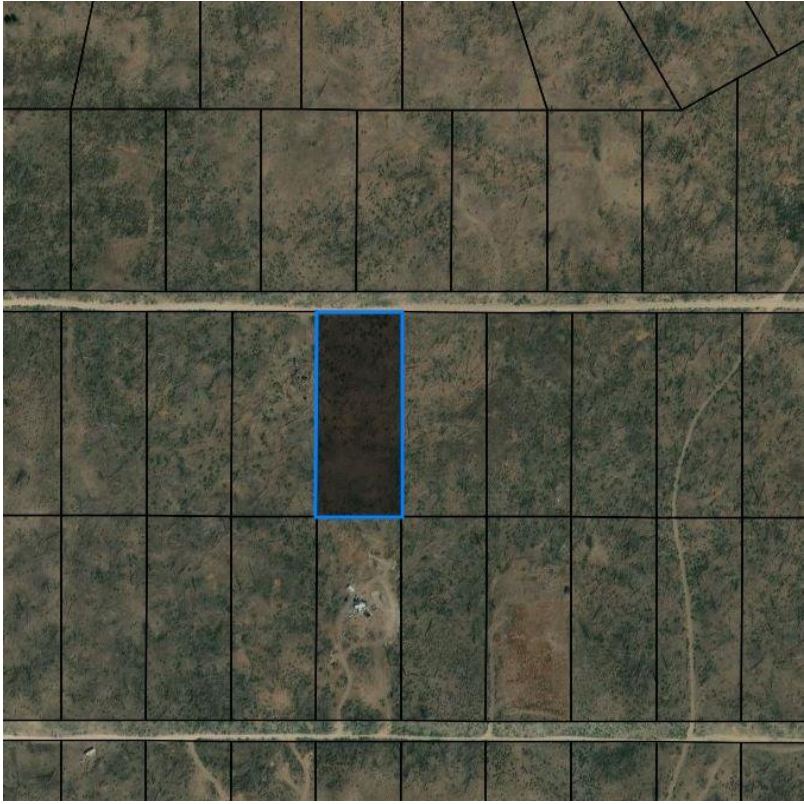
Actual Property Details/Information

Access Road	Mt Trout Ln
Road Surface	Dirt
Road Maintenance	County
Elevation (ft)	Low: 4445 ft. / High: 4468 ft
Terrain Type	Flat, Plain.
Closest Highways	US HWY-97, RT-140.
Closest Major Cities	Portland, Sacramento, San Francisco, Klamath Falls.
Nearby Attractions	Crater Lake National Park, Fort Klamath Museum, Hope Circle, Fremont-Winema National Forest, Collier Logging Museum, Plaikni Falls.

County Details

Zoning	Rural Residential
Property Use Code	R2
What Can Be Built	House
What Can You Do On/Near Property	Reside
Camping/Notes	Camping is allowed for 21 days every 6 months.
RVs/Notes	RVs are allowed on the property for up to 21 days every 6 months without a house being built.
Mobile Home/Notes	Not allowed.
Water	If no water is provided, you can drill a well or truck water. (Septic system needed).
Sewer/Septic	Septic. Have to meet the Klamath County Standards and also need to have it evaluated first.
Electric	Contact Pacific Powers at (1-877-508-5088).
Gas	Contact Avista at (800) 227-9187.
Waste	None provided, but you can contact Waste Management at (541) 884-7706.
HOA/Fees	N/A

Photos

GIS	 An aerial photograph showing a grid of land parcels. The parcels are rectangular and separated by thin black lines. A horizontal road or path runs across the middle of the grid. A blue rectangle highlights a specific parcel in the center of the grid, just below the horizontal road. The terrain is a mix of green and brown, suggesting vegetation and bare ground.
-----	--

Street



Aerial



