

REFERENCE NUMBER: KLOR-11065

LOCATION & SIZE

County, State: Klamath County, Oregon

Lot Size: 1.34 Acres

Nearest Town: Klamath Falls

Street Address: Not Designated

Zip Code: 97624

Latitude & Longitude: Center: [42.91230,-121.82190](#)
NW: [42.91230,-121.82270](#)
NE: [42.91260,-121.82130](#)
SW: [42.91190,-121.82250](#)
SE: [42.91220,-121.82120](#)

LEGAL INFORMATION

Legal Description: Mt Scott Meadow, Block 12, Lot 4

Parcel Number: 3107-001D0-10100

Account Number: R81128

Annual Taxes: \$82.00

ACCESS & UTILITIES

Legal Access: Yes

Access Road: Cloudcap Drive

Access Condition: Well-Maintained Gravel/Cinder Road

Access Frontage: 160 Feet (Western Boundary)

Power:	At The Lot Line
Phone:	Underground Utilities In The Area
Water:	By Well or Holding Tank
Sewer:	Septic/Alternative

ZONING & RESTRICTIONS

Zoning:	R-2 Rural Residential (PDF)
HOA:	None
Covenants, Conditions & Restrictions:	Yes (PDF)
Annual Dues:	None
Time Limit On Building:	None

TITLE INFO

Title:	Free & Clear
Liens and Encumbrances:	None
Mineral Rights:	None
Recent Survey:	None
Title Insurance:	Yes – Insured Through AmeriTitle
Conveyance Document:	Warranty Deed
Suggested Type Of Closing:	Title/Escrow
Doc Prep Fee:	Waived

MISC

Scott Creek: As noted earlier, a branch of Scott Creek runs along the eastern boundary of the subject property and separates the parcel, as well as the entire Mt. Scott Meadow subdivision, from the private land to its east.

Topography: While mostly level, the subject property does boast a dense tree cover consisting primarily of lodgepole and ponderosa pines. Because of this, anyone looking to develop the land will need to spend some amount of money and time clearing the property before even a vehicle can be parked on it.

Outdoor Attractions: It's worth noting that the subject property sits within close proximity of so many enviable outdoor attractions your family can spend an entire summer exploring and not experience them all. While this is covered in greater details in the Towns & Attractions part of this listing page, we'd be remiss if we didn't mention that this list includes two National Forests (Umpqua and Willamette), the Klamath Marsh National Wildlife Refuge, Diamond Lake, Upper Klamath Lake, Lake of the Woods, Lost Creek Lake as well as one of the most iconic National Parks in the country, Crater Lake. Furthermore, Crater Lake boasts its own myriad of attractions in the form of campgrounds, hiking trails, overlooks and waterfalls. And everything mentioned here are just the attractions within thirty minutes of the subject property.

HELPFUL LINKS

Klamath County Assessor's Office (541) 883-5111 ([Click Here](#))

Klamath County Planning Division (541) 883-5121 ([Click Here](#))

Pacific Power (888) 221-7070 ([Click Here](#))

Oregon Water Resources Commission (503) 986-0900 ([Click Here](#))

Well Construction & Compliance (503) 986-0900 ([Click Here](#))

NEARBY TOWNS

Chemult: 22 miles (24 min)

Chiloquin: 24 miles (27 min)

Crescent: 40 miles (41 min)

Klamath Falls: 50 miles (55 min)

Bend: 88 miles (1 hr 28 min)

Eugene: 123 miles (2 h 10 min)

NEARBY ATTRACTIONS

Crater Lake National Park ([Click Here](#))

Diamond Lake ([Click Here](#))

Umpqua National Forest ([Click Here](#))

Willamette National Forest ([Click Here](#))

Klamath Marsh National Wildlife Refuge ([Click Here](#))

Lake of the Woods ([Click Here](#))

Lost Creek Lake ([Click Here](#))

Discover Klamath ([Click Here](#))

Fremont-Winema National Forest ([Click Here](#))

Klamath Basin National Wildlife Refuge ([Click Here](#))

Sprague River ([Click Here](#))

