

**REFERENCE NUMBER: Klor-6722**

**LOCATION & SIZE**

**County, State:** Klamath County, Oregon

**Lot Size:** 1.4 Acres

**Nearest Town:** Klamath Falls

**Street Address:** Not Designated

**Zip Code:** 97624

**Latitude & Longitude:** Center: [42.47420,-121.46940](#)  
NW: [42.47470,-121.46890](#)  
NE: [42.47440,-121.46860](#)  
SW: [42.47410,-121.47010](#)  
SE: [42.47380,-121.46970](#)

**LEGAL INFORMATION**

**Legal Description:** Nimrod River Park 4th Addition, Block 41, Lot 3

**Parcel Number:** 3610-001D0-05100

**Account Number:** R326766

**Annual Taxes:** \$36.00

**ACCESS & UTILITIES**

**Legal Access:** Yes

**Access Road:** Grant Street

**Access Condition:** Well-Maintained Gravel Roads

**Access Frontage:** 165 Feet (Western Boundary)

|               |                              |
|---------------|------------------------------|
| <b>Power:</b> | At The Lot Line              |
| <b>Phone:</b> | Underground Utilities Nearby |
| <b>Water:</b> | Well or Holding Tank         |
| <b>Sewer:</b> | Septic/Alternative           |

### **ZONING & RESTRICTIONS**

|                                                  |                                               |
|--------------------------------------------------|-----------------------------------------------|
| <b>Zoning:</b>                                   | R-2 Rural Residential ( <a href="#">PDF</a> ) |
| <b>HOA:</b>                                      | None                                          |
| <b>Covenants, Conditions &amp; Restrictions:</b> | None                                          |
| <b>Annual Dues:</b>                              | None                                          |
| <b>Time Limit On Building:</b>                   | None                                          |

### **TITLE INFO**

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

### **MISC**

**Sprague River:** As noted, this subdivision gets its name from the nearby Sprague River. This river and its many tributaries boast superb trout fishing opportunities, making this property especially suited for the fisherman in the family.

### **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**

Beatty: 17 miles (23 min)

Klamath Falls: 26 miles (32 min)

Chiloquin: 42 miles (56 min)

Lakeview: 73 miles (1 h 21 min)

### **NEARBY ATTRACTIONS**

Discover Klamath ([Click Here](#))

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

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

Sprague River ([Click Here](#))

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

Sycan Marsh Preserve ([Click Here](#))

