



**Oregon
Farm & Home**
★ B R O K E R S ★



149017 Kurtz Rd

Joe Callis

jcallis@kw.com

541-760-1514

2125 Pacific Blvd. Albany 97321

1121 NW 9th Ave Corvallis 97330

kw MID-WILLAMETTE
KELLERWILLIAMS REALTY 

KELLERWILLIAMS
LAND

KELLERWILLIAMS
Luxury
INTERNATIONAL

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PARCEL MAP

541-497-6514

OregonFarmandHomeBrokers.com

OregonFarmandHome@gmail.com

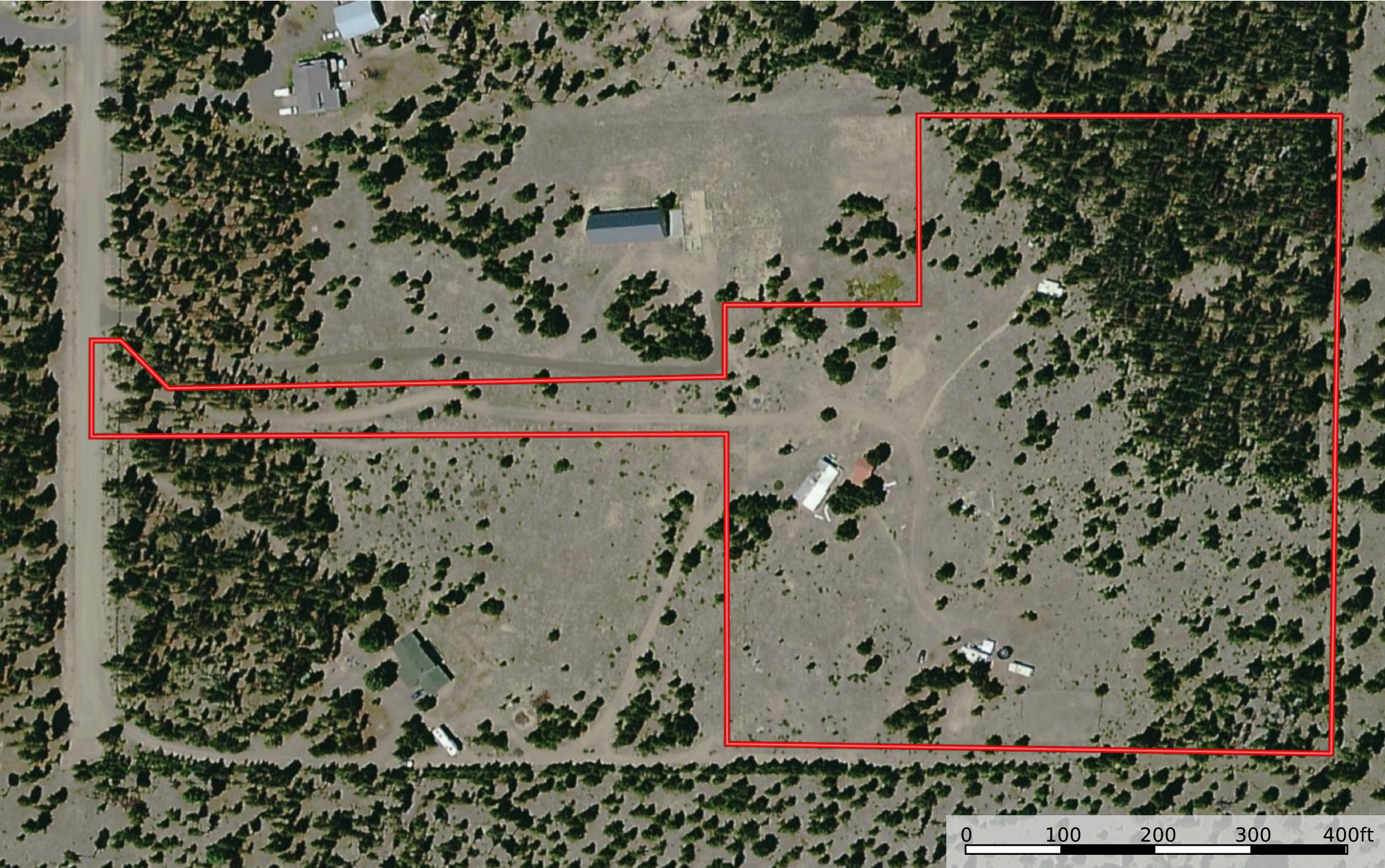
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 Boundary



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LIST PACK

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Klamath County Parcel Detail

Site Address:

OR
Parcel ID: 892839
Tax Lot: 2310-016D0-02002
Owner: Callis, Kasey
Owner2: Callis, Sonja
Owner Address: 28450 Pleasant Valley Rd
Sweet Home OR 97386
Parcel Size: 9.33 Acres (406,415 SqFt)
Neighborhood:
Subdivision:
Lot / Block:
Twn/Range/Section: 23S / 10E / 16 / SE
Legal Subdivision: LP

Assessment and Taxes

Market Land Value:	\$121,170.00	Levy Code Area:	209	Annual Tax History
Market Improved Value:		Levy Rate:	11.1165	2020 : \$1,316.63
Market Total Value:	\$121,170.00	Tax Year:	2020	2019 : \$1,072.27
Assessed Value:	\$112,480.00	Exemption Desc:		2018 : \$1,072.31

Land Information

Land Use:	401 - Rural Improved	School District:	11 - Klamath County School District
Building Use:	S4	Waterfront:	
Zoning:	R5 - Rural Residential 5ac	Longitude:	-121.52720803
Recreation:		Latitude:	43.57418536

Improvement Details

Year Built:	1970	Bed:	2	Garage:	
Stories:		Baths:	2	Exterior Walls:	
Bldg SqFt:	672	Bsmt SqFt:		Roof Cover:	
Finished SqFt:	672	Attic SqFt:		Heat:	
Bldg Type:	441 - Ms Single Wide	Flr 1/ Flr 2 SqFt:	672 / 0	A/C:	

Transfer Information

Rec. Date:	10/26/2020	Sale Price:	\$165,000.00	Doc Num:	13826	Doc Type:	Deed
Owner:	Callis Kasey & Sonja	Grantor:	ALVAREZ TRENT	Title Co:	AMERITITLE		
Orig. Loan Amt:							
Finance Type:		Loan Type:		Lender:			

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

SUMMARY OF TAX ACCOUNT
KLAMATH COUNTY TAX COLLECTOR
305 MAIN STREET ROOM 121
KLAMATH FALLS, OR 97601
(541) 883-4297

1-Oct-2021

Tax Account #	892839	Lender Name	
Account Status	A	Lender ID	
Roll Type	Real	Property ID	209
Situs Address	149017 KURTZ RD LA PINE OR	Interest To	Oct 15, 2021

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,316.63	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,072.27	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,072.31	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$878.40	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$825.78	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$865.24	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$773.97	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$701.29	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,158.44	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,200.69	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,197.84	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,168.04	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,093.50	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,056.15	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$313.33	Nov 15, 2006
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$14,693.88	

KLAMATH County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2020

October 1, 2021 8:32:39 am

Account # 892839
Map # 2310-016D0-02002
Code - Tax # 209-892839

Tax Status ASSESSABLE
Acct Status ACTIVE
Subtype NORMAL

Legal Descr LP
 85-05 PARCEL 1

Mailing Name CALLIS KASEY & SONJA

Deed Reference # 2020-13826

Agent

Sales Date/Price 10-26-2020 / \$165,000.00

In Care Of

Appraiser UNKNOWN

Mailing Address 28450 PLEASANT VALLEY RD
 SWEET HOME, OR 97386

Prop Class 401 **MA** **SA** **NH** **Unit**
RMV Class 401 10 43 004 55713-1

Situs Address(s) **Situs City**

Code Area	RMV	MAV	Value Summary AV	RMV Exception	CPR %
209 Land	121,170			Land	0
Impr.	0			Impr.	0
Code Area Total	121,170	112,480	112,480		0
Grand Total	121,170	112,480	112,480		0

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	Land Breakdown TD% LS	Size	Land Class	Trended RMV
209					CONVERTED OSD	100			15,000
209	1	<input checked="" type="checkbox"/>		R5	Market	141 A	9.33		106,170
Grand Total							9.33		121,170

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown TD%	Total Sq. Ft.	Ex%	MS Acct #	Trended RMV
209	1	1970	441	MS Single wide	115	672		R - 875063	0
Grand Total							672		0

Code Area	Type	Exemptions/Special Assessments/Potential Liability							
209		FIRE PATROL:							
		■ FIRE PATROL SURCHARGE	Amount	47.50			Year	2020	
		■ WALKER RANGE TIMBER	Amount	18.75	Acres	9.62	Year	2020	

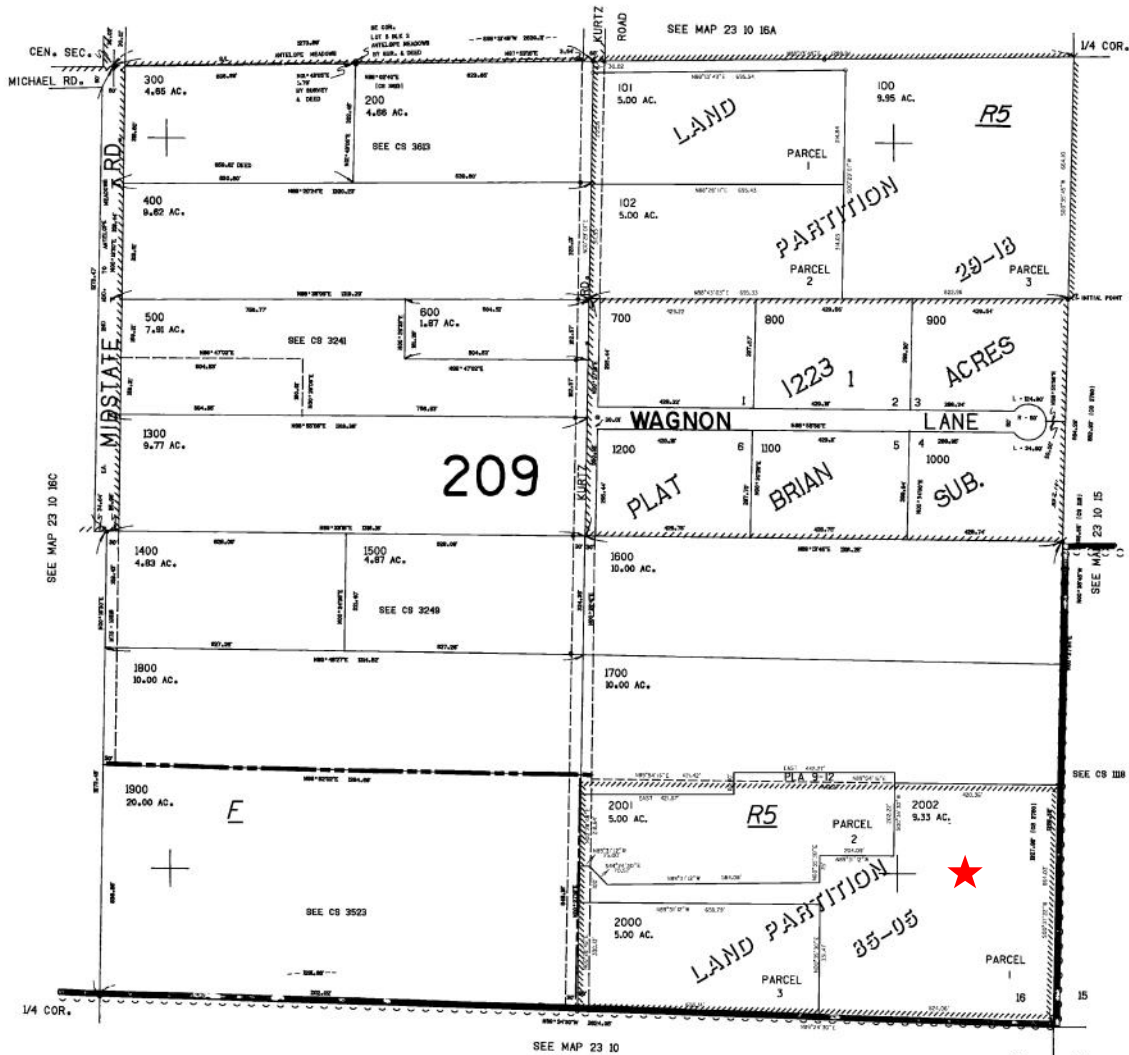
*** The Real MS value is not included in the total of the real account

Comments: 1970 NEW MOON 12X56 X#104372 K-8235

REVISED 05-28-2019
THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

SE1/4 SEC. 16 T.23S. R.10E. W.M.
KLAMATH COUNTY
1" = 200'

23 10 16D



23 10 16D

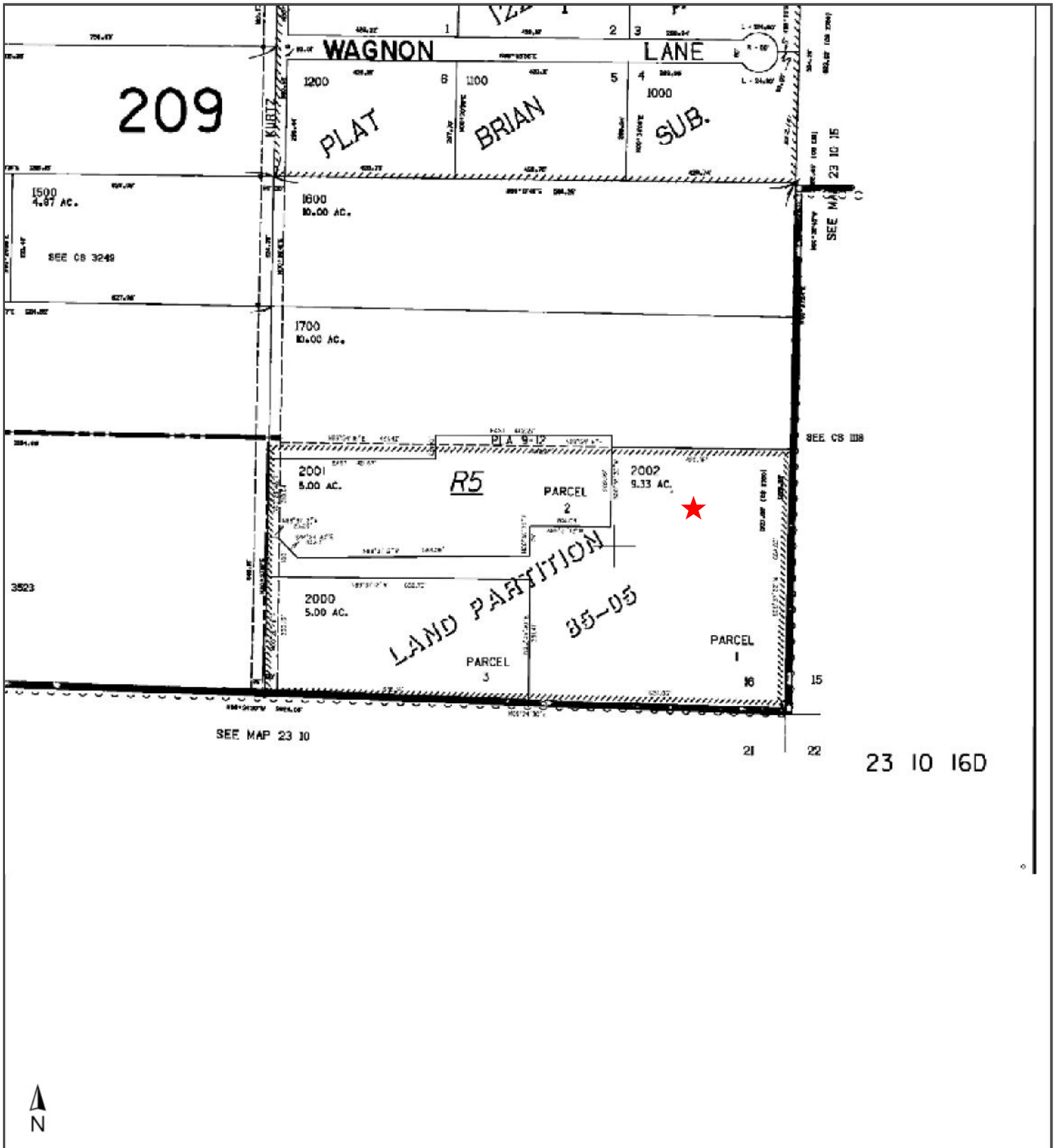


ParcelID: 892839

Tax Account #: 2310-016D0-02002

, OR

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

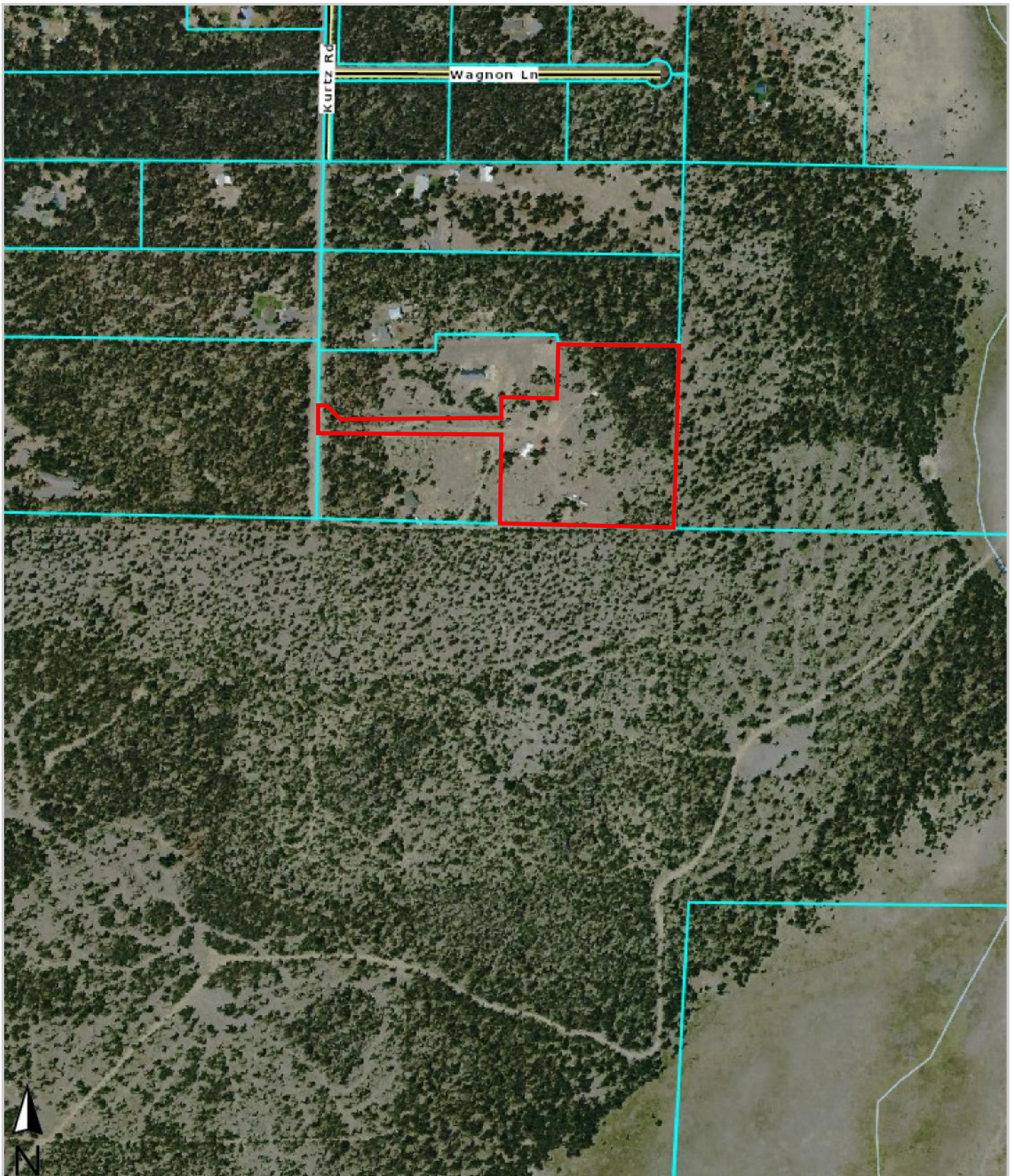


ParcelID: 892839

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, OR



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2020-013826

Klamath County, Oregon

10/26/2020 03:00:00 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Kasey Callis and Sonja Callis

28450 Pleasant Valley Rd

Sweet Home, OR 97386

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

Kasey Callis and Sonja Callis

28450 Pleasant Valley Rd

Sweet Home, OR 97386

File No. 410589AM

STATUTORY WARRANTY DEED

Trent Alvarez,

Grantor(s), hereby convey and warrant to

Kasey Callis and Sonja Callis, 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:

Parcel 1 of Land Partition 85-05, Located in the S1/2 SE1/4 SE1/4 of Section 16, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

2310-016D0-02002

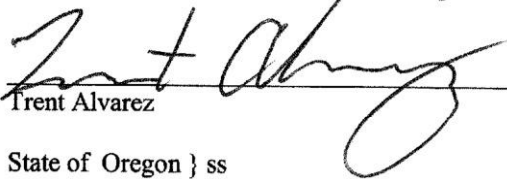
The true and actual consideration for this conveyance is \$165,000.00.

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:

Return To: 
AmeriTitle

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.

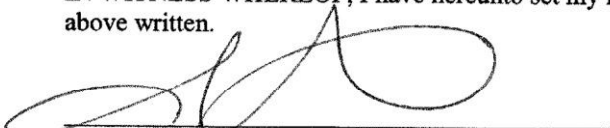
Dated this 26 day of October, 2020.


Trent Alvarez

State of Oregon } ss
County of Deschutes }

On this 26 day of October, 2020, before me, Jeffery Schopfer a Notary Public in and for said state, personally appeared Trent Alvarez, 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 Oregon
Residing at: 1071121 Donalds Court
Commission Expires: 7/9/21

