



First American Title™

Customer Service Department

541.776.4555 | cservice@firstam.com

Report Created: 12/8/2023

Ownership

Legal Owner(s): Bulldog Llc

Site Address: No Site Address , OR

Mailing Address: 2000 NE 42nd Ave # 374 Portland, OR 97213

Parcel #: R-3809-02700-00600-000

APN: 440838

County: Klamath

Property Characteristics

Bedrooms: 0	Year Built: 0	Lot SqFt: 1,768,972
Total Bathrooms: 0.00	Building SqFt: 0	Lot Acres: 40.61
Full Bathrooms: 0	First Floor SqFt: 0	Roof Type:
Half Bathrooms: 0.00	Basement SqFt: 0	Roof Shape:
Units: 0	Basement Type:	Porch Type:
Stories:		Building Style:
Fire Place: N		Garage:
Air Conditioning:		Garage SqFt: 0
Heating Type:		Parking Spots: 0
		Pool:

Property Information

Land Use: VACANT	Zoning: RM
Improvement Type: Agricultural-Unimproved Vacant Land	School District: Klamath Falls City Schools
Legal Description: TWP 38 RNGE 9, BLOCK SEC 27, TRACT SW4SW4, ACRES 40.00	Neighborhood:
	Subdivision:

Assessor & Taxes

2023 Market Land: \$534,950	2023 Taxes: \$1,056.11
2023 Market Structure: \$	% Improved: 0.00
2023 Market Total: \$534,950	Levy Code:
2023 Assessed Total: \$92,750	Millage Rate:

Sale History

Last Sale Date:	Doc #:	Last Sale Price: \$
Prior Sale Date:	Prior Doc #:	Prior Sale Price: \$

Mortgage

1st Mortgage Date:	Doc #:	1st Mortgage Amt: \$
1st Mortgage Type:	1st Mortgage Lender:	2nd Mortgage Amt: \$
2nd Mortgage Type:		

Klamath County
2023 Real Property Assessment Report
 Account 440838

Map 3809-02700-00600
Code - Tax ID 190 - 440838

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr Metes & Bounds - See legal report for full description

Mailing BULLDOG LLC
 2000 NE 42ND AVE BOX 374
 PORTLAND OR 97213

Deed Reference # See Record
Sales Date/Price See Record
Appraiser RAFAEL HERNANDEZ

Property Class 400 **MA SA NH**
RMV Class 400 03 08 000

Site	Situs Address	City
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Value Summary					
Code Area	RMV	MAV	AV	RMV Exception	CPR %
190	Land 534,950		Land	0	
	Impr 0		Impr	0	
Code Area Total	534,950	90,050	90,050	0	
Grand Total	534,950	90,050	90,050	0	

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
190	1	<input checked="" type="checkbox"/>		RM	Market	152	40.61 AC		534,950
Code Area Total							40.61 AC		534,950

Improvement Breakdown									
Code Area	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex% MS Acct	Trended RMV		

Exemptions / Special Assessments / Notations			
Code Area	Special Assessments	Amount	Year Used
190	■ KLAM COUNTY DRAINAGE	24.00	2023

Comments REAPP IN 98, MRKT VALUE DROPPED BELOW ASSESSED. AV VALUE HAS BEEN FROZEN SINCE. RH

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

8-Dec-2023

Tax Account #	440838	Lender Name	
Account Status	A	Lender ID	
Roll Type	Real	Property ID	190
Situs Address		Interest To	Dec 8, 2023

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,056.11	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,039.80	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$994.81	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$980.66	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$957.48	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$931.88	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$903.26	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$879.28	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$849.91	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$743.97	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$717.65	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$664.92	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$646.33	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$646.62	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$637.09	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$591.90	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$60.55	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$46.26	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$24.59	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$23.18	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$20.62	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$21.50	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$22.22	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$21.23	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$20.57	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$20.68	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$576.22	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$712.55	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$689.83	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$808.17	Nov 15, 1994
1993	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$972.16	Nov 15, 1993
1992	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,112.49	Nov 15, 1992
1991	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,359.71	Nov 15, 1991
1990	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,213.76	Nov 15, 1990
1990	FEE	\$0.00	\$0.00	\$0.00	\$0.00	\$50.00	Nov 15, 1990
1989	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,319.76	Nov 15, 1989
1988	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,277.77	Nov 15, 1988
1987	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,232.40	Nov 15, 1987
1986	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$697.60	Nov 15, 1986

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

8-Dec-2023

Tax Account #	440838	Lender Name	
Account Status	A	Lender ID	
Roll Type	Real	Property ID	190
Situs Address		Interest To	Dec 8, 2023

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
1985	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,474.71	Nov 15, 1985
1984	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,328.06	Nov 15, 1984
	Total	\$0.00	\$0.00	\$0.00	\$0.00	\$30,348.26	

MTL 99470

NOV 2 AM 11:14

WARRANTY DEED

Vol M01 Page 56267

KNOW ALL MEN BY THESE PRESENTS, That Mainlander Services Corporation, an Oregon Corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Bulldog, LLC, an Oregon Limited Liability Company

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

The SW 1/4 of the SW 1/4 of Section 27, Township 38 South, Range 9 East, Willamette Meridian, in Klamath County, Oregon. Together with all rights as described in that Declaration of Easement dated October 8, 2001 and recorded October 9, 2001 at Klamath County Recorder in Vol M01, Page 51279.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record at the date of signing below; that Grantor makes no warranty or representation as to whether the property being conveyed herein has legal rights of access

and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$2,500.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 29th day of October, 2001, if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

THIS INSTRUMENT WILL 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 APPROVED USES.

X [Signature] Mainlander Services Corporation
By: John Niemeyer, President

STATE OF OREGON, County of Clackamas ss.

This instrument was acknowledged before me on 19

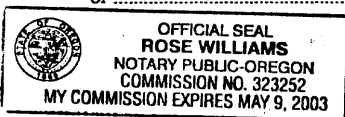
by

This instrument was acknowledged before me on October 29, 2001

by John Niemeyer

as President

of Mainlander Services Corporation



[Signature] Rose Williams
Notary Public for Oregon
My commission expires 5-9-03

Mainlander Services Corporation
25 82nd Drive, Suite 200
Gladstone, OR 97027
Grantor's Name and Address
Bulldog, LLC
PO Box 637
Gladstone, OR 97027
Grantee's Name and Address
After recording return to (Name, Address, Zip):
Bulldog, LLC
PO Box 637
Gladstone, OR 97027
Until requested otherwise send all tax statements to (Name, Address, Zip):
Bulldog, LLC
1544 NE 48th Avenue
Portland, OR 97213

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON.

State of Oregon, County of Klamath
Recorded 11/02/01 11:16 a.m.
In Vol. M01 Page 56267
Linda Smith,
County Clerk Fee \$ 21.00

21.00

SEE MAP

500
40.00 AC.

RL

400
40.00 AC.

CR

300
71.58 AC.

SEE CS 2293

600
40.00 AC.

600

700
40.00 AC.

900
28.30 AC.

CS 4328



CS 3246

800
3.80 AC.
SEE CS

NW COR.
LOT 4, E

SEE MAP SB US ZOUU

()
CITY

BLIND

28

27

33

34



PIPELINE

RAW

-(OLD WEST 80.32CH.)-

NW COR.
BEVERLY
HEIGHTS

EAST 54

NO. 87E

300.85

WEST 1

800.35

189° 33' 54" E

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20° 47' 30" S

20° 40' 23"

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247° 12' 51" E

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-00800 21.83 Ac	-00500 40.38 Ac	-00400 40.37 Ac
-00100 20 Ac	-00600 40.61 Ac	-00700 40.75 Ac
-00200 9.64 Ac		
-00100 29.95 Ac	-00100 1.78 Ac	-00100 20.9 Ac
	-00200 24.16 Ac	

Taxlot



Subject



Taxlot



First American Title

R-3809-02700-00600-000

No Site Address

, OR



Aerial



Subject



Taxlot

12/8/2023

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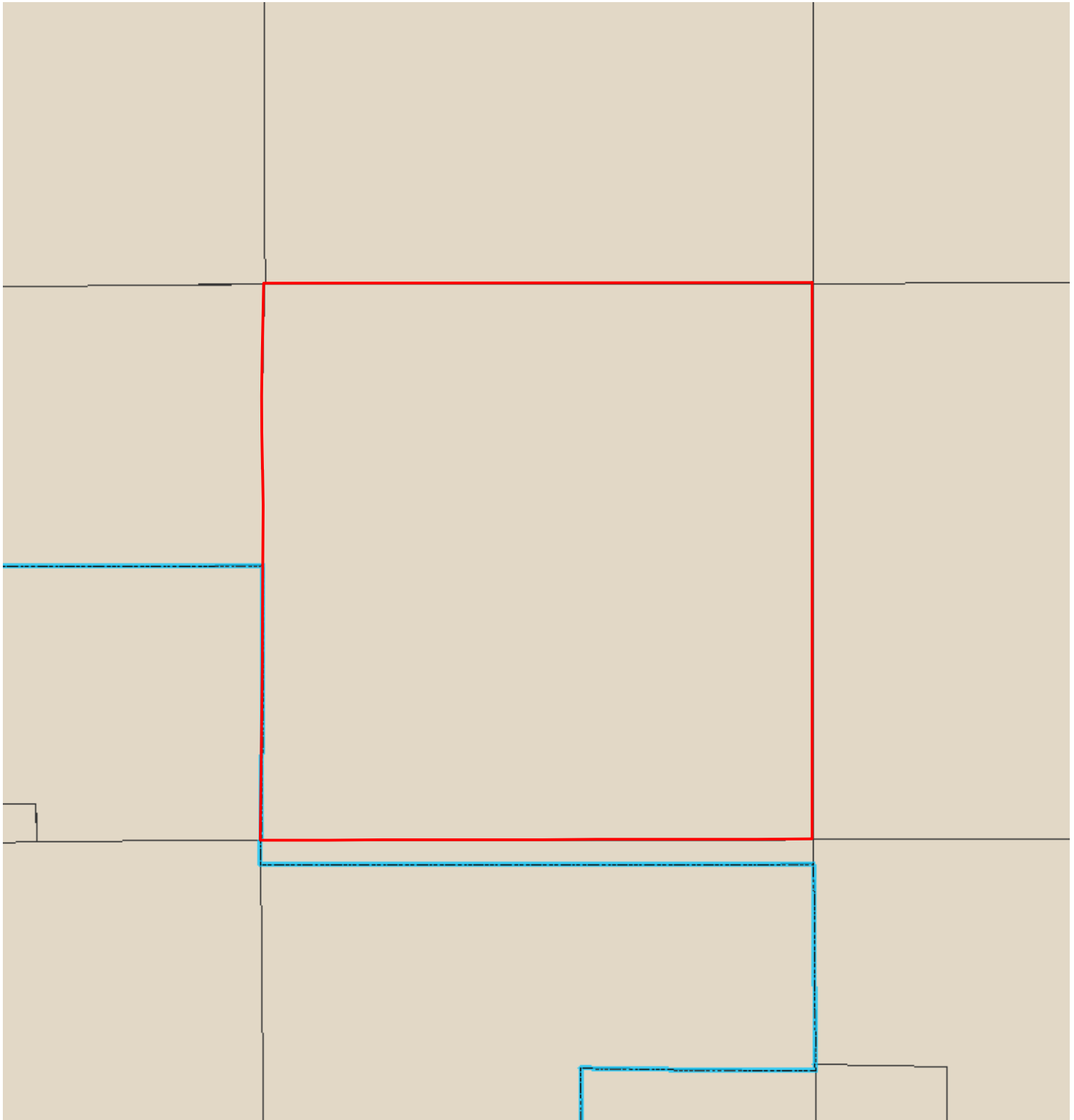
Aerial











Subject

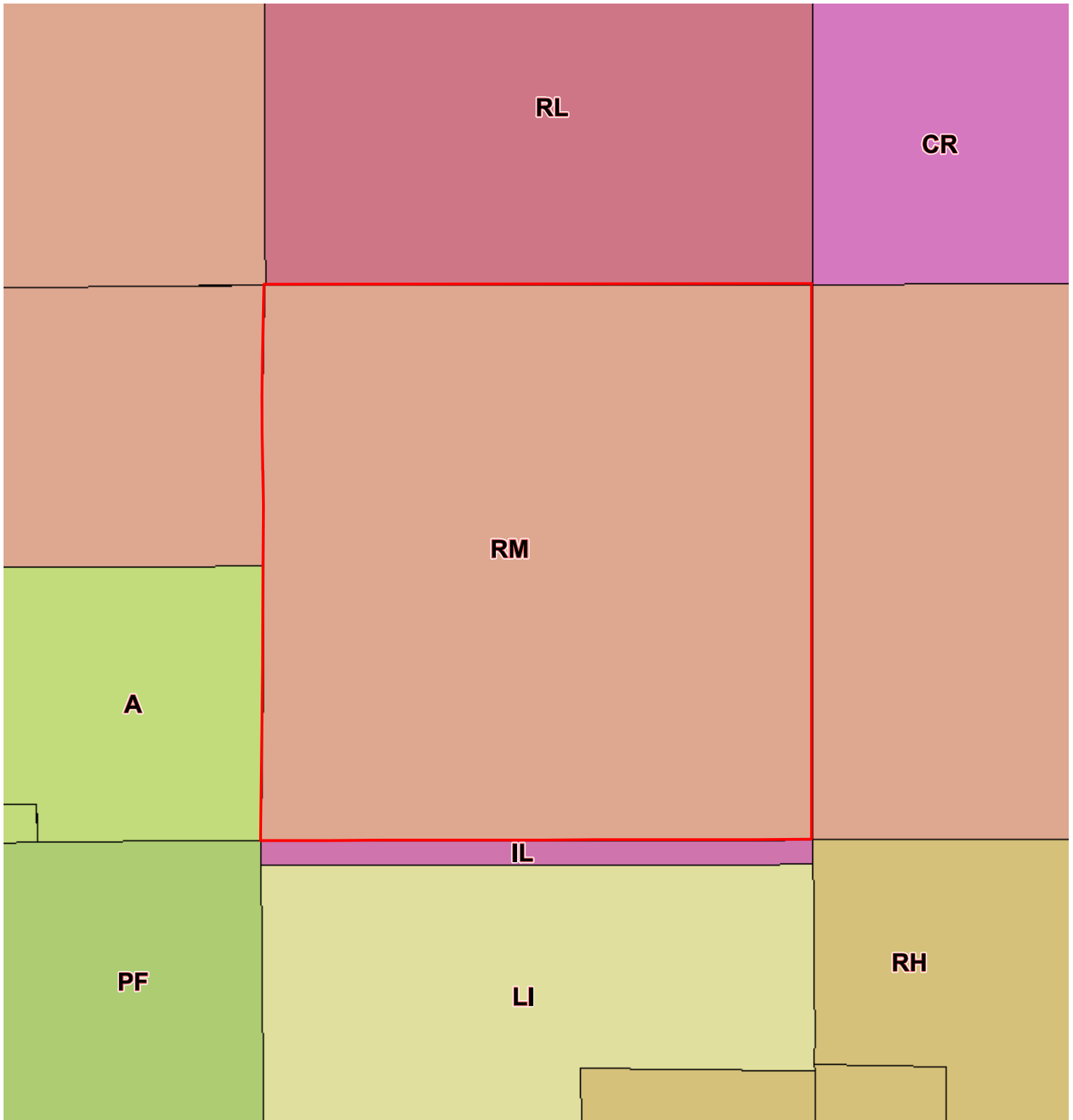


Taxlot



Community

-  High School
-  Middle School
-  Elementary School
-  Water Feature
-  Health Care
-  Fire Station
-  Library
-  City Limits
-  Parks



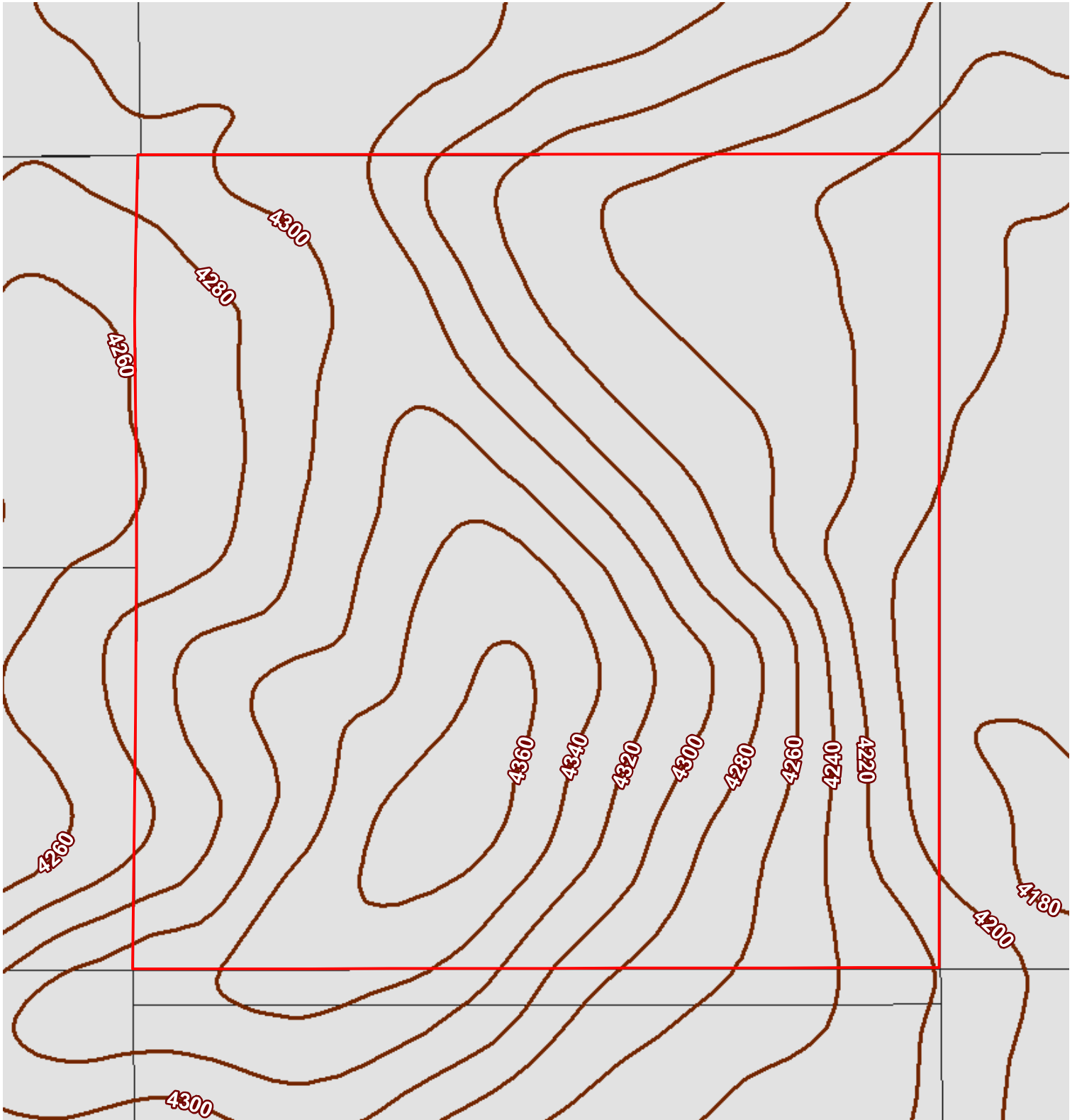
Zoning



Subject

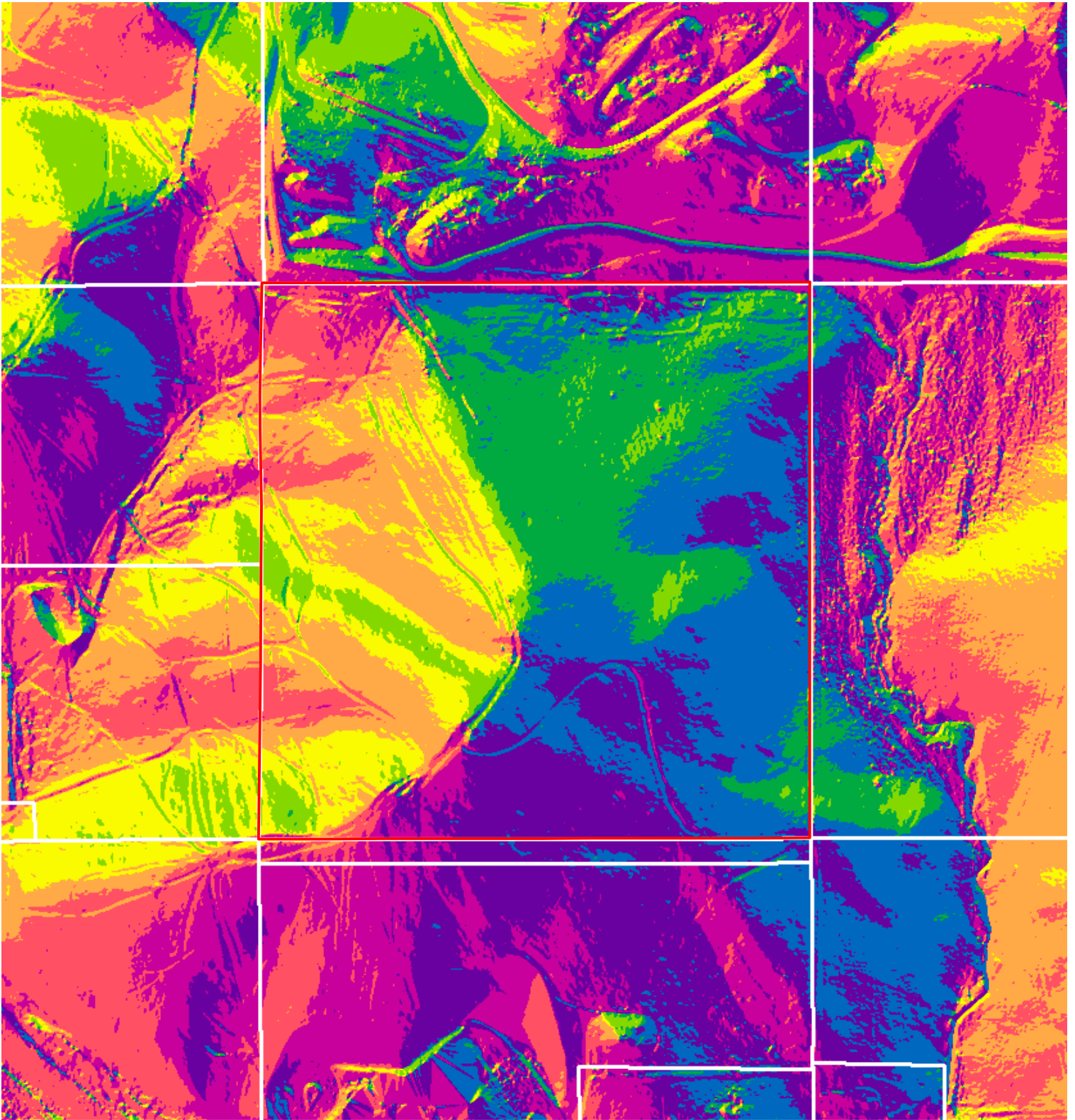


Taxlot

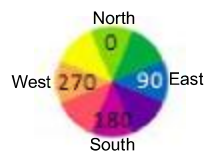


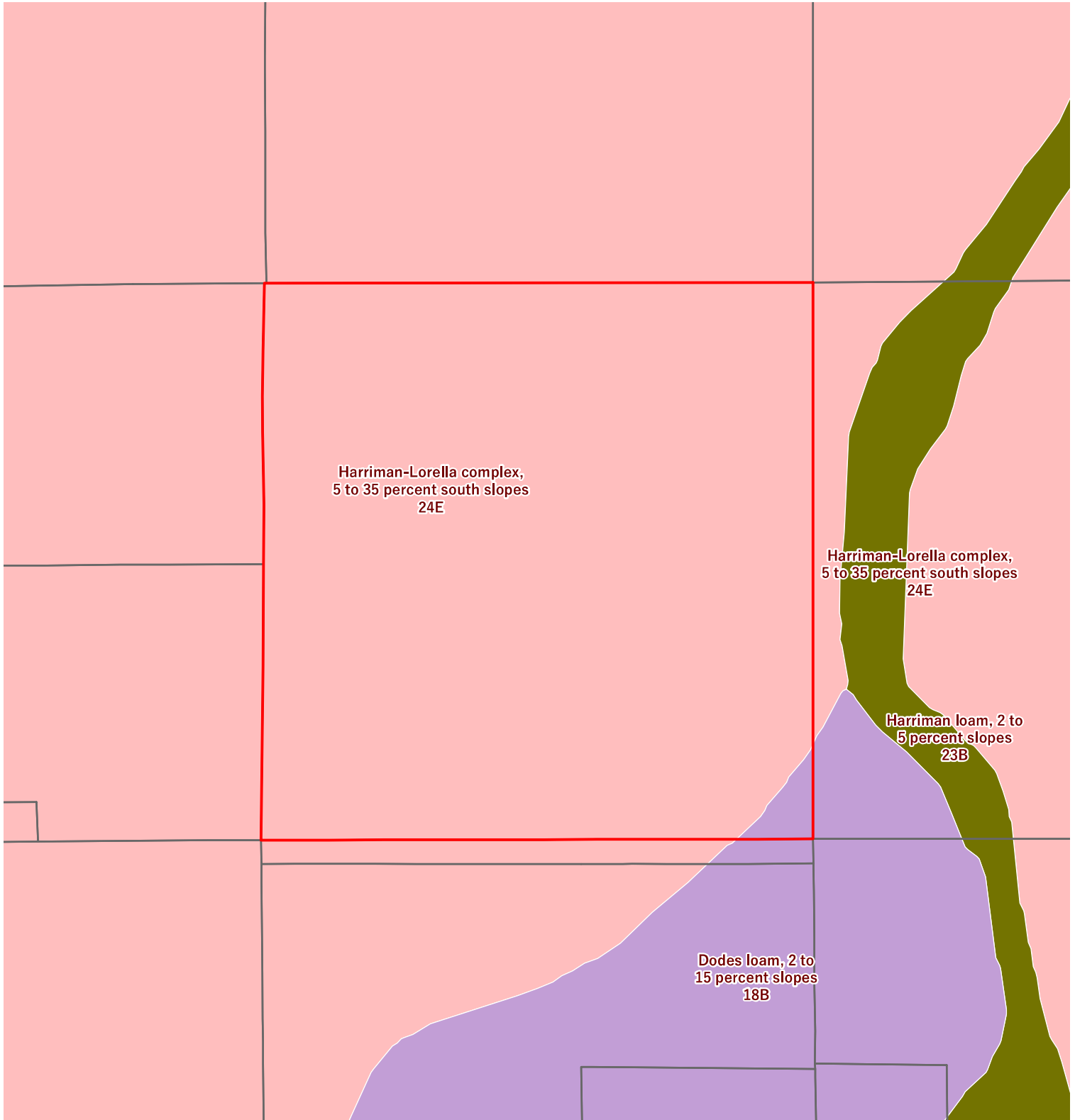
Natural Features

-  Contour
  1% Annual Chance Flood
  0.2% Annual Chance Flood
  Special Floodway
-  Wetlands
  Area of Undetermined Flood
  Regulatory Floodway
-  Area with Reduced Risk Due to Levee
  Future Conditions 1% Annual Chance Flood Hazard



Aspect





Soil



Subject



Taxlot