



Parcel Information

Parcel #: 573347

Tax Lot: 3909-01400-00500

Record Type Real

Site Address: 4606 South Side Byp
Klamath Falls OR 97603

Owner: Zbinden, Jon Trustee

Owner2: Zbinden, Courtney Trust

Owner Address: 817 NE Broadway St
Portland OR 97212 -

Twn/Range/Section: 39S / 09E / 14

Parcel Size: 56.98 Acres (2,482,049 SqFt)

Plat/Subdivision:

Lot:

Block:

Census Tract/Block: 970800 / 2009

Waterfront:

Land

Cnty Land Use: 581 - Farm/Multi Use

Zoning: IL - Light Industrial

Watershed: Lake Ewauna-Klamath River

School District: 11 - Klamath County

Middle School: Henley Middle School

Land Use Std: AFAR - Farms And Crops

Neighborhood:

Recreation:

Primary School: Henley Elementary School

High School: Henley High School

Improvement

Year Built: 1933

Fin. SqFt: 1,236

Floor 1 SqFt: 1,236

Bedrooms: 2

Bathrooms: 1

Floor 2 SqFt:

Basement Fin. SqFt:

Full Baths:

Fireplace:

Attic Fin SqFt: 752

Garage:

Carport:

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.

Klamath County
2023 Real Property Assessment Report
Account 573347

Map	3909-01400-00500	Tax Status	Assessable
Code - Tax ID	041 - 573347	Account Status	Active
Legal Descr	Metes & Bounds - See legal report for full description		
Mailing	ZBINDEN JON TRUSTEE & ZBINDEN COURTNEY TRUST & ZBINDEN ADAM TRUST ETAL 817 NE BROADWAY ST PORTLAND OR 97212	Deed Reference #	See Record
Property Class	581 MA SA NH	Sales Date/Price	See Record
RMV Class	581 07 27 002	Appraiser	UNKNOWN

Site	Situs Address	City
	4828 SOUTH SIDE BYP	KLAMATH FALLS
	4606 SOUTH SIDE BYP	KLAMATH FALLS

Value Summary					
Code Area	RMV	MAV	AV	RMV Exception	CPR %
041 Land	160,490			Land	0
Impr	219,330			Impr	0
Code Area Total	379,820	106,290	131,698		0
Grand Total	379,820	106,290	131,698		0

Land Breakdown								
Code Area	ID #	RFPD	Plan Ex Zone	Value Source	Trend %	Size	Land Class	Trended RMV
041				CONVERTED OSD - SA	100			20,000
				CONVERTED OSD - SA	100			20,000
1	<input checked="" type="checkbox"/>		IL	Farm Use Unzoned	100	27.77 AC	66.3	46,970
2	<input checked="" type="checkbox"/>		IL	Farm Use Unzoned	100	11.88 AC	66.4	5,650
3	<input checked="" type="checkbox"/>		IL	Market	100	15.33 AC		20,850
4	<input checked="" type="checkbox"/>		IL	Rural Site	100	2.00 AC		47,020
Code Area Total						56.98 AC		160,490

Improvement Breakdown							
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Trended RMV
041	1	1933	131	RES One story	100	1,988	156,790
	2		121	RES One story	100	915	53,640
	3		110	Residential Other Improvements	100	0	1,900
	6		327	LOFT BARN	100	2,760	2,000
	7		317	GP BUILDING	100	2,176	5,000
Code Area Total						7,839	219,330

Klamath County
2023 Real Property Assessment Report
Account 573347

Exemptions / Special Assessments / Notations		
Code Area	041	
Special Assessments		
■	KLAM COUNTY DRAINAGE	Amount
		24.00
Notations		Year Used
■	POT'L ADD'L TAX LIABILITY ADDED 2018	2023

Comments DV 2020-14700 SIZE CHANGE, JV 2021-14

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

4-Sep-2024

ZBINDEN JON TRUSTEE &
ZBINDEN COURTNEY TRUST &
ZBINDEN ADAM TRUST ETAL
817 NE BROADWAY ST
PORTLAND OR 97212

Tax Account #	573347	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	041
Situs Address	4828 SOUTH SIDE BYP KLAMATH FALLS OR 97603	Interest To	Sep 4, 2024

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	\$1,575.58	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,407.50	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,365.73	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,358.74	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,364.08	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,292.81	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,253.73	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,217.10	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,150.90	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,080.87	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,230.15	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,146.17	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,043.72	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,127.06	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,123.75	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,059.72	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,018.00	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$995.14	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$975.33	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$943.49	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$967.65	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$955.13	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$754.92	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$999.28	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$946.23	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$972.12	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,067.29	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,084.35	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,099.95	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,116.50	Nov 15, 1994
1993	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,263.51	Nov 15, 1993
1992	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,290.79	Nov 15, 1992
1991	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,476.18	Nov 15, 1991
1990	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,308.34	Nov 15, 1990

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4-Sep-2024

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Total		\$0.00	\$0.00	\$0.00	\$0.00		

2023-001822
Klamath County, Oregon



00312556202300018220020023

03/16/2023 11:40:26 AM

Fee: \$87.00

AFTER RECORDING RETURN TO:
Gary M. St. Louis
1606 SE Glenwood Street
Portland, Oregon 97202

UNTIL A CHANGE IS REQUESTED ALL
TAX STATEMENTS SHALL BE SENT TO:
NO CHANGE.

STATUTORY BARGAIN AND SALE DEED

ZBINDEN PROPERTIES, LLC, an Oregon limited liability company, 817 NE Broadway Street, Portland, Oregon 97212, Grantor, conveys to JON A. ZBINDEN and KELLI ZBINDEN, husband and wife, as to an undivided 38% interest as a tenant in common, ADAM ZBINDEN, 25126 62nd Avenue S, #KK207, Kent, Washington 98032, as to an undivided 31% interest as a tenant in common and to COURTNEY ZBINDEN, 8505 Gulana Avenue, #4308, Playa Del Rey, California 90293, as to an undivided 31% interest as a tenant in common, Grantees, the following described real property, free of encumbrances except for matters of public record:

PARCEL 1:

All that portion of the S 1/2 SW 1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying North and East of the Great Northern Railway Company right of way as existing upon the land, SAVE AND EXCEPTING THEREFROM all right of way for irrigation and drainage ditches and canals;

PARCEL 2:

The NE 1/4 NW 1/4 of Section 23, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying North and East of the Great Northern Railway Company right of way as existing upon the land, SAVE AND EXCEPTING THEREFROM all right of way for irrigation and drainage ditches and canals.

The true consideration for this conveyance is \$1.00 and other good and valuable consideration.

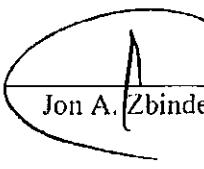
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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: 02-15-2023.

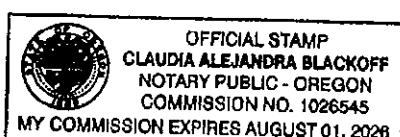
ZBINDEN PROPERTIES, LLC

By:


Jon A. Zbinden, Manager

STATE OF OREGON)
)
) ss.
County of Multnomah)

This instrument was acknowledged before me on February 15, 2023, by
Jon A. Zbinden as Manager of Zbinden Properties, LLC, an Oregon limited liability company.




Notary Public for Oregon
My Commission Expires: 08-01-2026

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY
Rev 144: 3/25/2023

Revised: 3/25/2022

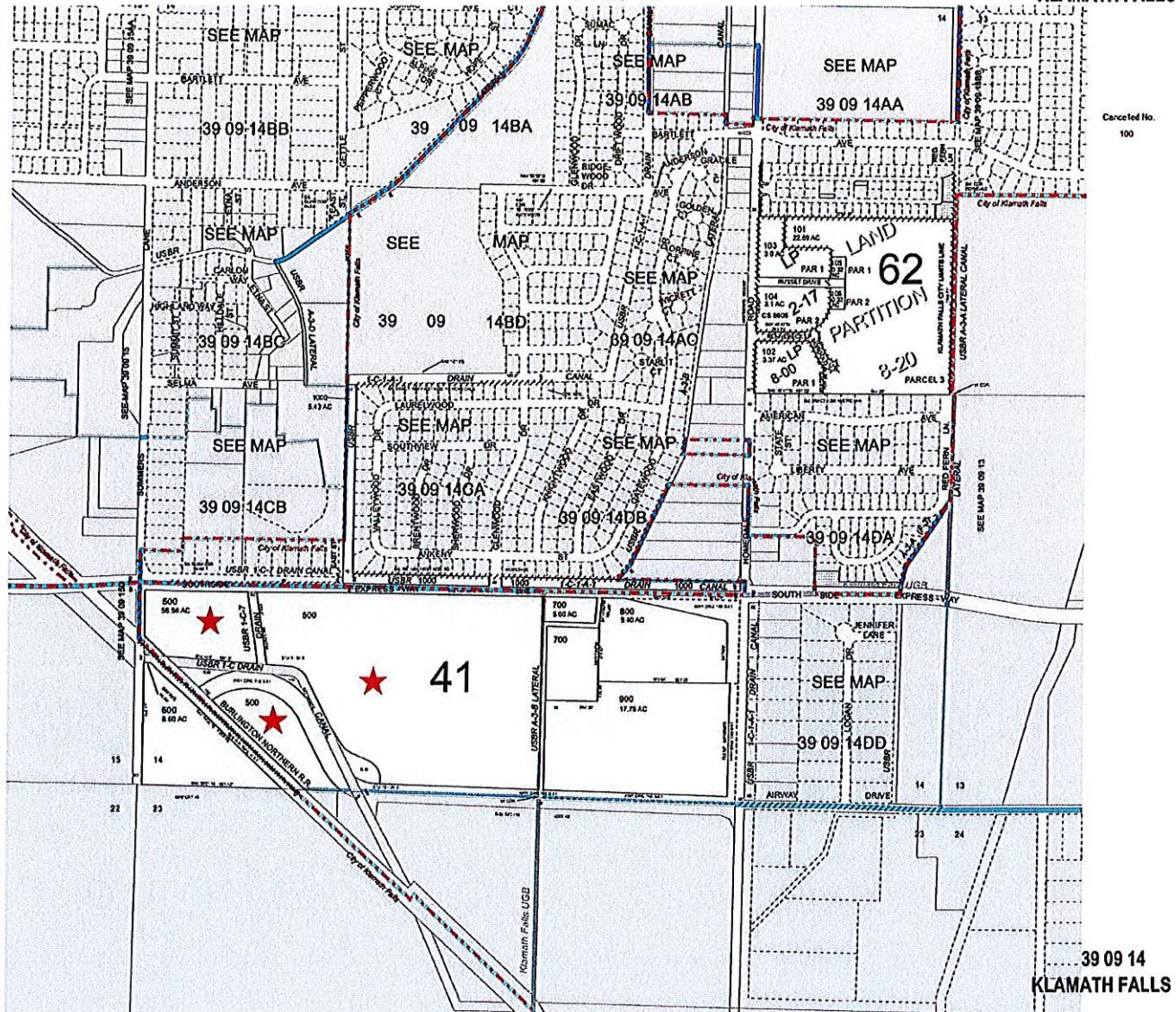
SECTION 14 T.39.S R09E. W.M.
KLAMATH COUNTY

$$1'' = 400$$

390914
MATH FALLS

LAMATH FALLS

Cancelled No.

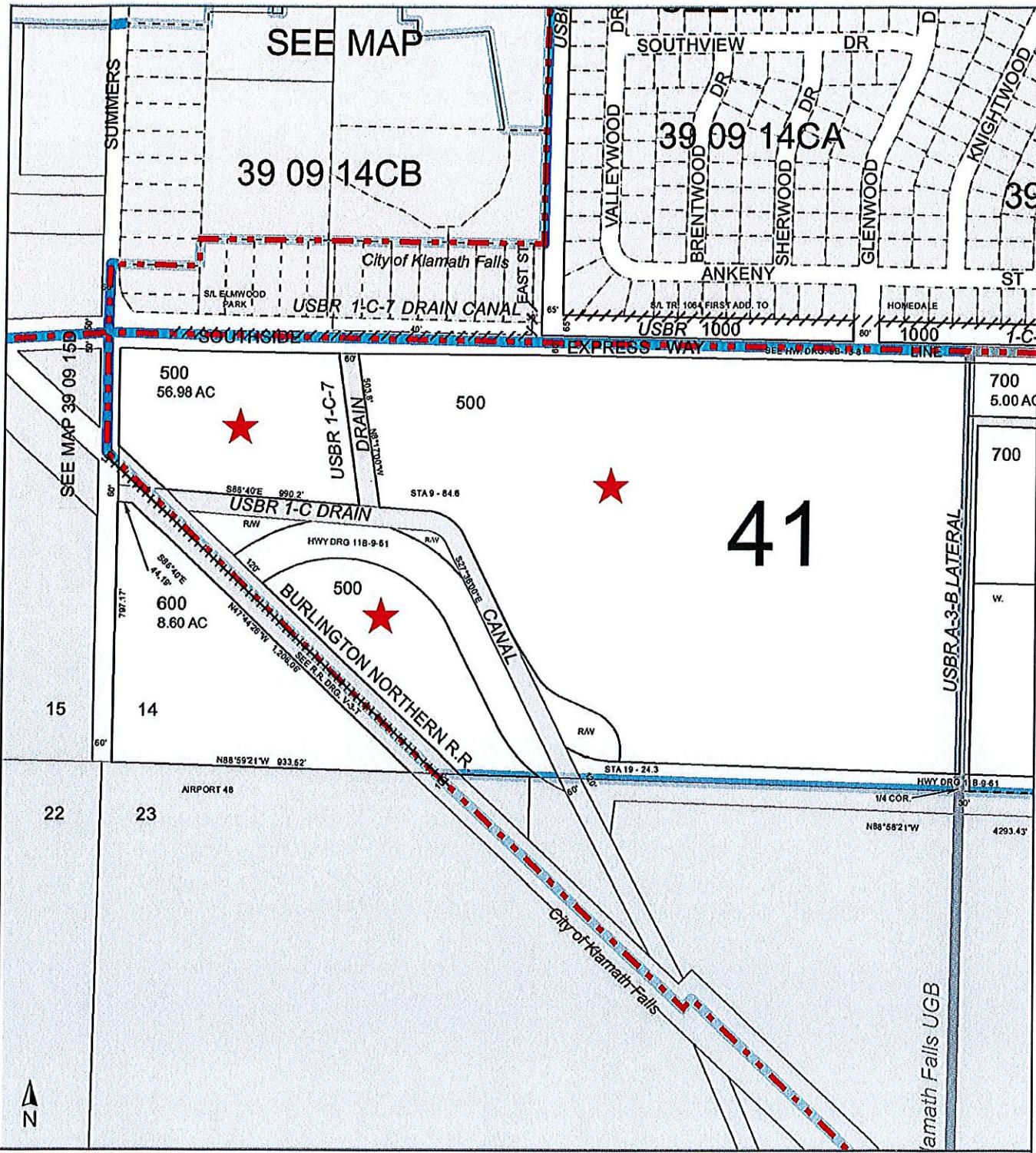


ParcelID: 573347

Tax Account #: 3909-01400-00500

4606 South Side Byp, Klamath Falls OR 97603

4800 South 3rd St., Kansas City, Mo. 64108
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.



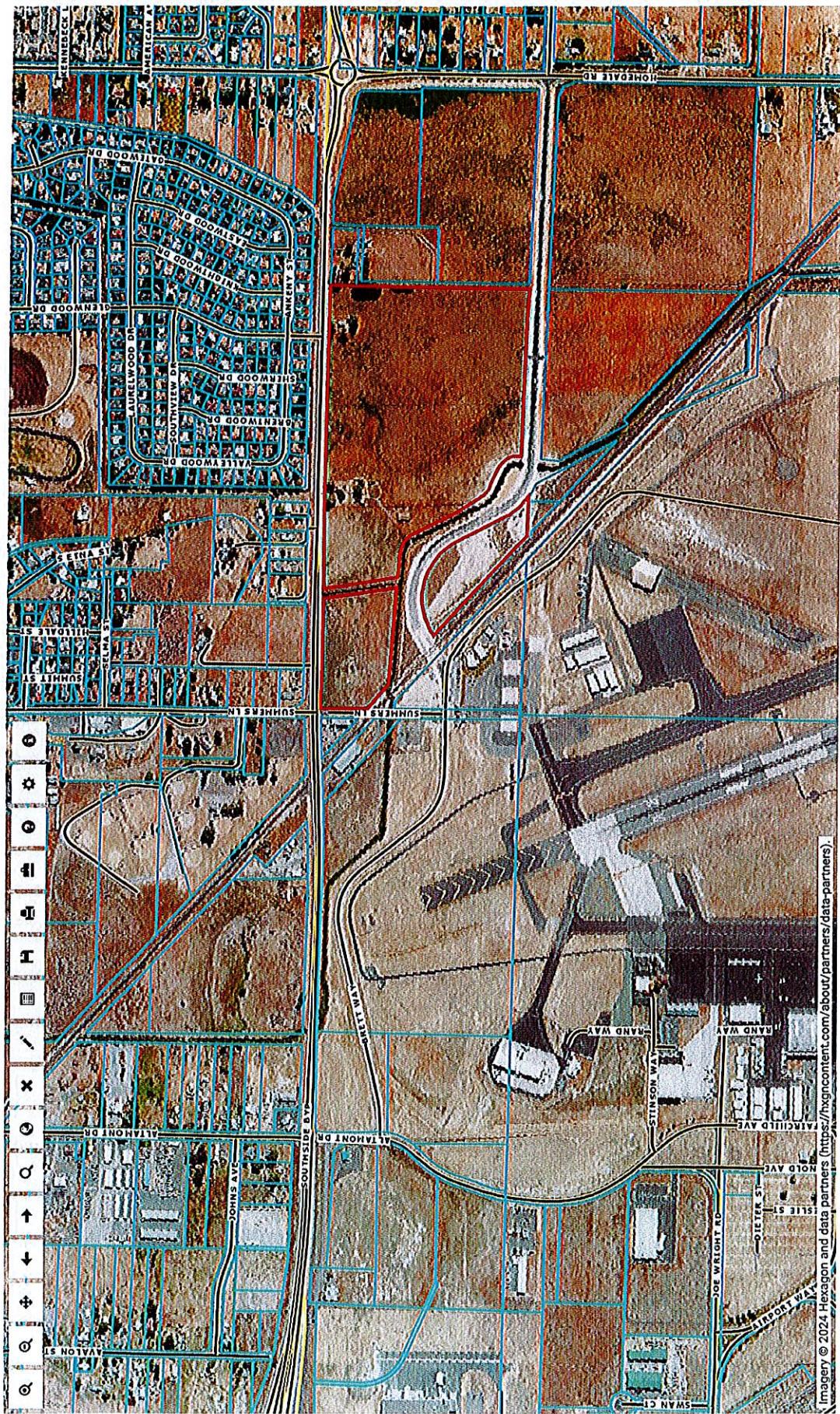
ParcelID: 573347

Tax Account #: 3909-01400-00500

4606 South Side Byp, Klamath Falls OR 97603

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AmeriTitle



Aerial