Klamath County Parcel Information

Parcel Information

Parcel #: **543148**
Tax Lot: **3909-010CA-00100**
Record Type: Real
Site Address: 3802 Altamont Dr
Klamath Falls OR 97603 - 7218
Owner: Hoss, Gillan
Owner2: Morrow, Dilan
Owner Address: PO Box 231
Chiloquin OR 97624 -
Twn/Range/Section: 39S / 09E / 10 / SW
Parcel Size: 0.35 Acres (15,246 SqFt)
Plat/Subdivision: Altamont Acres Add 03
Lot: 1,2
Block: 6
Census Tract/Block: 971500 / 3009
Waterfront:

Assessment Information

Market Value Land:	$64,080.00
Market Value Impr:	$191,720.00
Market Value Total:	$255,800.00
Assessed Value Total:	$101,790.00

Tax Information

Tax Year: 2024
Annual Tax: $1,879.65

Legal

Subdivision: ALTAMONT ACRES 3RD ADDITION Block: 6 Lots: 1 & 2 POR

Land

Cnty Land Use: 201 - Commercial Property
Land Use Std: 3000 - Commercial Office (General)
Zoning: CN - Neighborhood Commercial
Neighborhood:
Watershed: Lake Ewauna-Klamath River
Recreation:
School District: 11 - Klamath County
Primary School: Stearns Elementary School
Middle School: Brixner Junior High School
High School: Mazama High School

Improvement

Year Built: 1938
Fin. SqFt: 2,509
Floor 1 SqFt: 2,509
Bedrooms: 2
Bathrooms: 1
Floor 2 SqFt:
Basement Fin. SqFt:
Full Baths:
Fireplace:
Attic Fin SqFt:
Garage:
Carport:

Transfer Information

Rec. Date: 08/09/2021
Sale Price: $150,000.00
Doc Num: 12094
Doc Type: Warranty Deed
Owner: Gillan Hoss
Grantor: MARSHA COLE
Orig. Loan Amt:
Title Co: AMERITITLE
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.

Klamath County
2024 Real Property Assessment Report
Account 543148

Map	3909-010CA-00100	**Tax Status**	Assessable
Code - Tax ID	041 - 543148	**Account Status**	Active
		Subtype	NORMAL
Legal Descr	ALTAMONT ACRES 3RD ADDITION Block - 6 Lot - 1 & 2 POR		
Mailing	HOSS GILLAN & MORROW DILAN PO BOX 231 CHILOQUIN OR 97624	**Deed Reference #**	2021-12094
		Sales Date/Price	08-05-2021 / $150,000
		Appraiser	UNKNOWN

Property Class	201	**MA**	**SA**	**NH**
RMV Class	201	05	13	000

Site	Situs Address	City
	3802 ALTAMONT DR	KLAMATH FALLS

Value Summary

Code Area		RMV	MAV	AV		RMV Exception	CPR %
041	Land	64,080			Land	0	
	Impr	191,720			Impr	0	
Code Area Total		255,800	101,790	101,790		0	
Grand Total		255,800	101,790	101,790		0	

Land Breakdown

Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
041	1	☑		CN	Market	100	15,245 SF		64,080
					Code Area Total		15,245 SF		64,080

Improvement Breakdown

Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
041	1	1938	571	Retail store - commercial	100	2,509			191,720
	6		900	Misc Other Improvements	100	140			0
				Code Area Total		2,649			191,720

Exemptions / Special Assessments / Notations

Code Area 041

Special Assessments	Amount	Acres	Year Used
■ SO SUBURBAN SANITARY	645.50	0.00	2024
■ KLAM COUNTY DRAINAGE	24.00		2024

Comments RT-RO 7/17/12...MTPL GUARD DOGS, INSPCTD INTERIOR ONLY...OWNER'S EST. OF GOOD LISTING PRICE = $175K AA=UTILITY ROOM

AmeriTitle

THIS SPACE RESERVED FOR

2021-012094
Klamath County, Oregon
08/09/2021 09:37:00 AM
Fee: $87.00

After recording return to:
Gillan Hoss and Dilan Morrow
PO Box 231
Chiloquin, OR 97624

Until a change is requested all tax statements shall be sent to the following address:
Gillan Hoss and Dilan Morrow
PO Box 231
Chiloquin, OR 97624
File No. 479661AM

STATUTORY WARRANTY DEED

Marsha Cole also known as Marsha Saiz,

Grantor(s), hereby convey and warrant to

Gillan Hoss and Dilan Morrow, with right of survivorship,

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:

A portion of Lots 1 and 2 of Block 6, THIRD ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of Lot 1 of Block 6 of THIRD ADDITION TO ALTAMONT ACRES; thence South 0 degrees 09' East along the East line of Lots 1 and 2, a distance of 150.9 feet; thence South 89 degrees 30' West parallel to the South line of Lot 2 of said Block 6, a distance of 99.7 feet; thence North 0 degrees 09' West a distance of 70.9 feet; thence South 89 degrees 38' West a distance of 19.0 feet; thence North 0 degrees 09' West a distance of 80 feet to the North line of said Lot 1; thence North 89 degrees 38' East a distance of 118.7 feet to the point of beginning.

The true and actual consideration for this conveyance is $150,000.00.
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:

2021-2022 Real Property Taxes, a lien not yet due and payable

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 5 day of August, 2021

Marsha Saiz

State of Oregon } ss
County of Klamath}

On this 5 day of August, 2021, before me, Melissa Cook a Notary Public in and for said state, personally appeared Marsha Siaz, 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 *Saiz.
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: Klamath County
Commission Expires: 3/15/22

OFFICIAL STAMP
MELISSA R COOK
NOTARY PUBLIC-OREGON
COMMISSION NO. 972760B
MY COMMISSION EXPIRES MARCH 15, 2022

SUMMARY OF TAX ACCOUNT

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

10-Feb-2025

HOSS GILLAN &
MORROW DILAN
PO BOX 231
CHILOQUIN OR 97624

Tax Account #	543148	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	041
Situs Address	3802 ALTAMONT DR KLAMATH FALLS OR 97603	Interest To	Feb 10, 2025

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2024	ADVALOREM	$1,896.36	$1,879.65	$16.71	$0.00	$1,879.65	Nov 15, 2024
2023	ADVALOREM	$1,373.23	$1,188.38	$184.85	$0.00	$1,188.38	Nov 15, 2023
2022	ADVALOREM	$1,522.44	$1,157.26	$365.18	$0.00	$1,157.26	Nov 15, 2022
2021	ADVALOREM	$940.97	$645.89	$295.08	$0.00	$1,121.05	Nov 15, 2021
2020	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$1,087.30	Nov 15, 2020
2019	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$1,060.49	Nov 15, 2019
2018	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$1,060.34	Nov 15, 2018
2017	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$1,033.63	Nov 15, 2017
2016	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$1,006.30	Nov 15, 2016
2015	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$979.70	Nov 15, 2015
2014	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$936.47	Nov 15, 2014
2013	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$900.51	Nov 15, 2013
2012	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$833.64	Nov 15, 2012
2011	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$810.11	Nov 15, 2011
2010	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$808.07	Nov 15, 2010
2009	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$794.85	Nov 15, 2009
2008	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$748.17	Nov 15, 2008
2007	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$724.63	Nov 15, 2007
2006	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$713.09	Nov 15, 2006
2005	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$697.79	Nov 15, 2005
2004	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$671.23	Nov 15, 2004
2003	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$662.37	Nov 15, 2003
2002	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$647.72	Nov 15, 2002
2001	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$623.48	Nov 15, 2001
2000	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$621.20	Nov 15, 2000
1999	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$598.24	Nov 15, 1999
1998	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$583.90	Nov 15, 1998
1997	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$663.64	Dec 15, 1997
1996	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$718.26	Nov 15, 1996
1995	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$615.52	Nov 15, 1995
1994	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$647.64	Nov 15, 1994
1993	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$741.62	Nov 15, 1993
1992	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$832.91	Nov 15, 1992
1991	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$930.11	Nov 15, 1991
1990	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$711.36	Nov 15, 1990

SUMMARY OF TAX ACCOUNT

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

10-Feb-2025

HOSS GILLAN &
MORROW DILAN
PO BOX 231
CHILOQUIN OR 97624

Tax Account #	543148	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	041
Situs Address	3802 ALTAMONT DR KLAMATH FALLS OR 97603	Interest To	Feb 10, 2025

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
	Total	$5,733.00	$4,871.18	$861.82	$0.00		

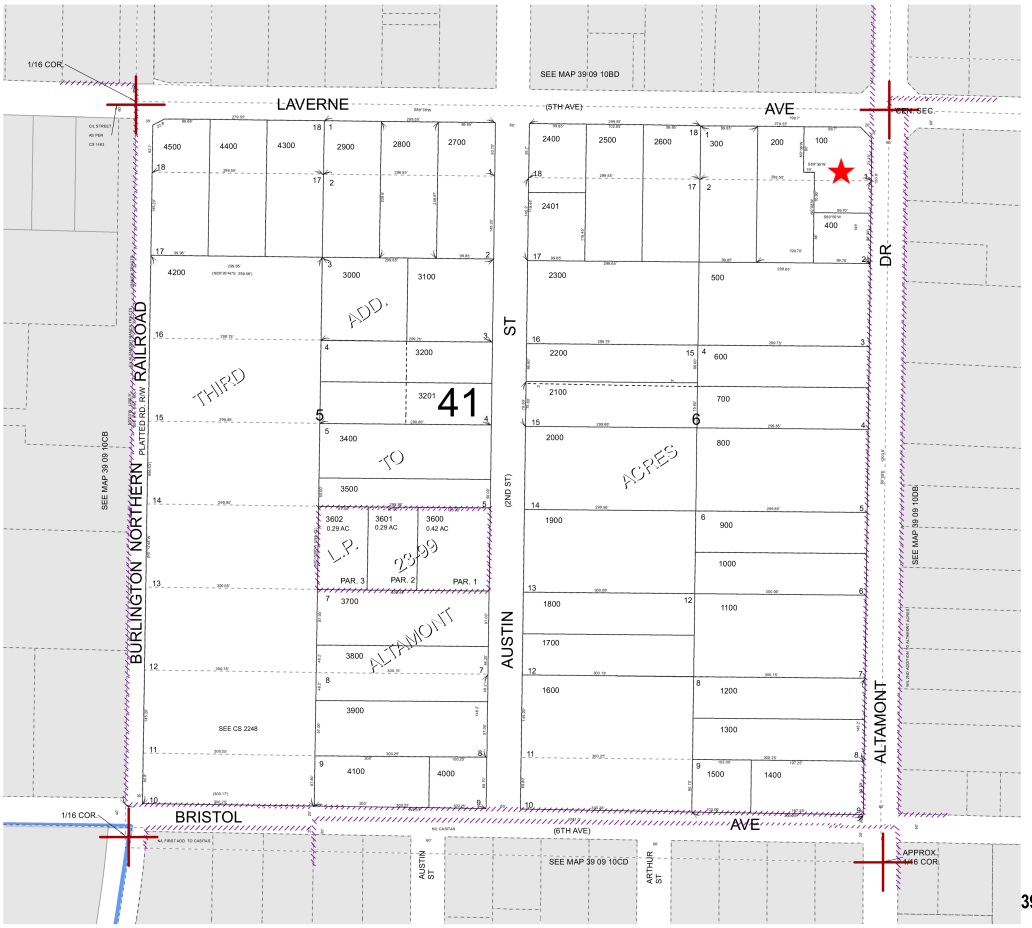
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

Revised: 6/22/2020

NE1/4 SW1/4 SEC 10 T.39S. R.09E. W.M.
KLAMATH COUNTY

1 " = 100 '

39 09 10CA



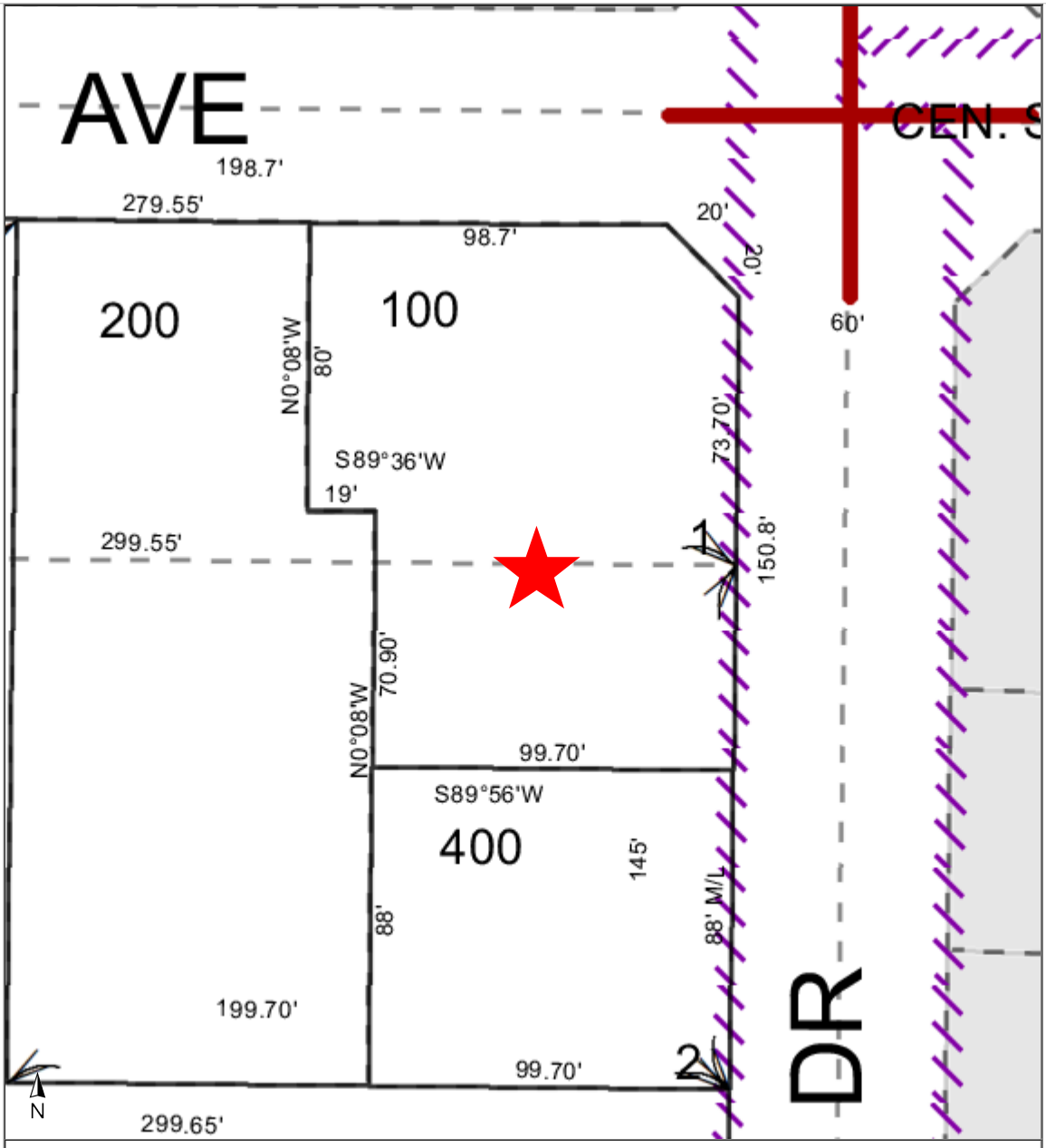
N

ParcelID: 543148

Tax Account #: 3909-010CA-00100

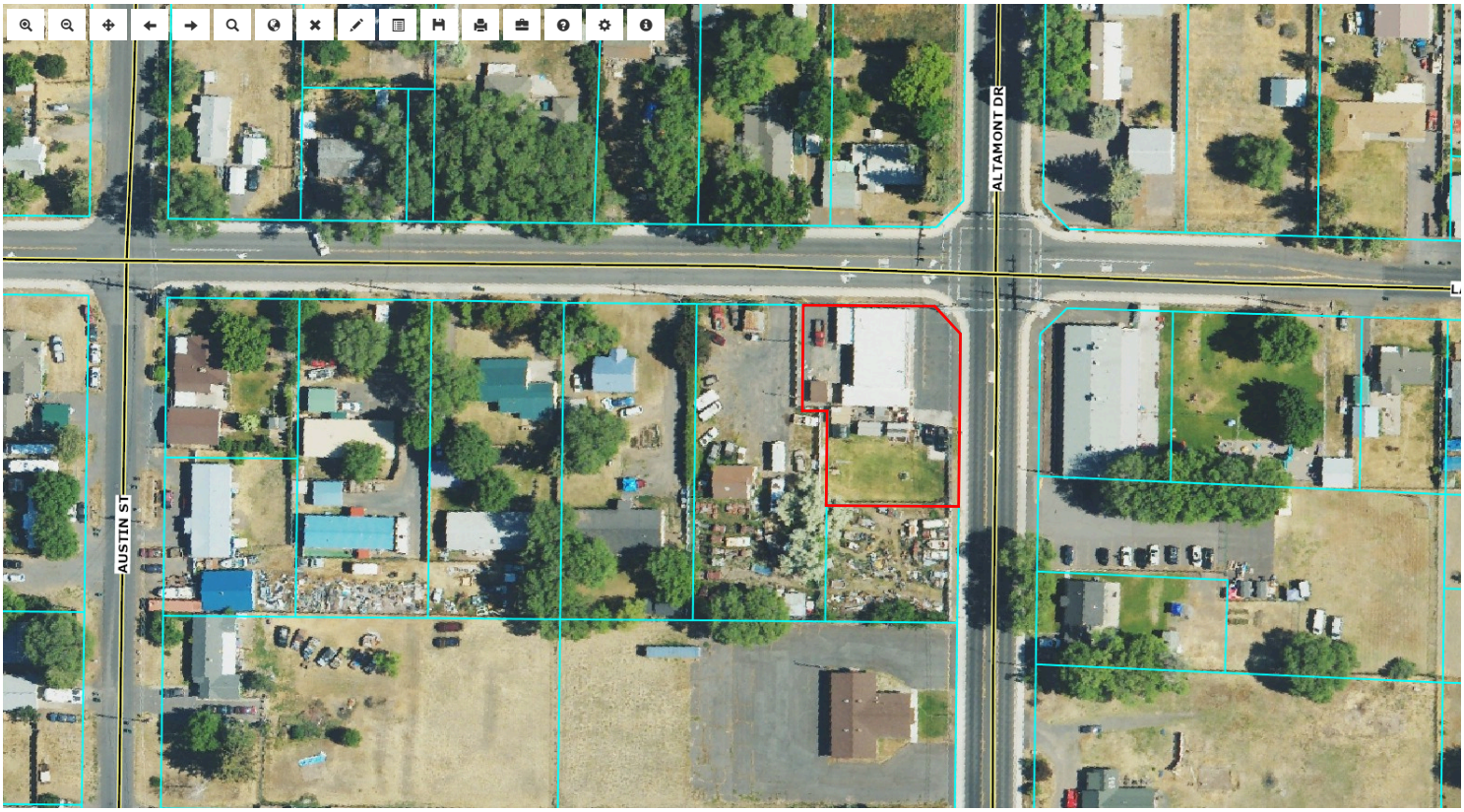
3802 Altamont Dr, Klamath Falls OR 97603

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: 543148
Tax Account #: 3909-010CA-00100
3802 Altamont Dr, Klamath Falls OR 97603

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.



Aerial