



PARCEL DETAILS

Parcel ID: R-2607-001C0-06500-000

Related Tax Accounts: R165788

Subdivision:

Lot / Block:

GENERAL INFORMATION

Taxpayer Mailing:

LEDBETTER WAYLAND J & DANNA A
PO BOX 210
CRESCENT, OR 97733

Location:

County: KLAMATH, OREGON
Map / Taxlot: 260701C / 06500
Lat / Lon: 43.34304436 / -121.84365617

Owners: (1)

LEDBETTER WAYLAND J & DANNA A

Situs Addresses:

123404 CRUIKSHANK DR, CRESCENT LAKE, 97733

ASSESSMENT SUMMARY

Calculated Acres: 1.00 (43,745 sf)
Assessed Acres: 0.00 (0 sf)
RM Land: \$32,340
RM Impr: \$154,740
RM Total: \$187,080
Total AV: \$113,350
Taxes: \$1,514

Zoning:

R2 - COUNTY - RURAL RESIDENTIAL 2

Land Use:

101 - RESIDENTIAL IMPROVED

Improvement Totals:

SqFt: 864 Bedrooms: 2 Full Baths: 1.0 Half Baths: --

IMPROVEMENTS

Code	Description	SqFt	Year Built	Beds	Baths (F/H)	Floor Types
R-3P	RESIDENCE: Class 3 Plus	864	2012	2	1.0 /	

RECENT TRANSACTIONS

Date	Ref #	Type	Price	Seller	Buyer
07/03/2015	15-007365		\$175,000		
07/01/1990	M90-13542		\$5,200		
06/20/1990	M01-2727		\$5,200		

Created for the original recipient only, not for further distribution

**KLAMATH COUNTY, OREGON
PROPERTY INFORMATION**

Owner Name
LEDBETTER WAYLAND J & DANNA A
Situs Address
123404 CRUIKSHANK DR
CRESCENT LAKE, OR 97733

Property ID #
R165788
Map Tax Lot #
R-2607-001C0-06500-000

<i>Last Certified Year (2016) Information for R165788</i>	
RMV Land Non-LSU	\$32,340
RMV Land LSU	\$0
RMV Improvements	\$154,740
RMV Total	\$187,080
Land LSU	\$0
Total Exemptions	\$0
M5 Net Value	\$187,080
M50 Assd Value	\$113,350

<i>Important Information About R165788</i>
If applicable, the described property is receiving special valuation based upon its use. Additional rollback taxes which may become due based on the provisions of the special valuation are not indicated in this listing.

Total Tax Payoff Amount		
Current Year Tax Owed	Interest Date	Total Tax Payoff Amount
\$0.00	02/28/2017	\$0.00

Current Property Tax						
Third	Begin Balance	Amount Paid	Taxes Paid	Interest Paid	Discount	Date Paid
1st	504.51	504.51	504.51	0.00	0.00	11/03/16
2nd	504.51	484.33	484.33	0.00	20.18	11/03/16
3rd	504.50	479.27	479.27	0.00	25.23	11/03/16

Information Subject to Disclaimer - See Home Page

Tax Summary							
Year	Total Levied	Ad Valorem	Special Assessments	Principal	Interest	Date Paid	Total Owed
2016	1,513.52	1,447.27	66.25 [094] 47.50 [FP3] 18.75	0.00	0.00	11/03/16	0.00
2015	1,476.64	1,410.39	66.25 [094] 47.50 [FP3] 18.75	0.00	0.00	11/04/15	0.00
2014	1,416.85	1,350.60	66.25 [094] 47.50 [FP3] 18.75	0.00	0.00	11/10/14	0.00

2013	1,367.64	1,301.39	66.25 [FP3] 18.75 [094] 47.50	0.00	0.00	11/15/13	0.00
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Property Tax History Summary						
Tax Year	Taxes Levied	Total Paid	Taxes Paid	Interest Paid	Date Paid	Total Owed
2016	1,513.52	1,468.11	1,468.11	0.00	11/03/16	0.00
2015	1,476.64	1,432.34	1,432.34	0.00	11/04/15	0.00
2014	1,416.85	1,374.34	1,374.34	0.00	11/10/14	0.00
2013	1,367.64	1,326.61	1,326.61	0.00	11/15/13	0.00

Assessment History					
Year	Improvements	Land	Special Mkt/Use	Exemptions	Taxable Assessed Value
2016	\$154,740	\$32,340	\$0 / \$0		\$113,350
2015	\$105,270	\$34,490	\$0 / \$0		\$110,050
2014	\$105,270	\$32,400	\$0 / \$0		\$106,850
2013	\$109,660	\$30,000	\$0 / \$0		\$103,740

CURRENT PROPERTY INFORMATION

Owner Address
 PO BOX 210
 CRESCENT, OR 97733
Alternate Account Number
Property Class
 101J (RESIDENTIAL IMPROVED)
Property Code
Related Accounts by Map Tax Lot
Mortgage Agent-Lender
Exemption
Tax Roll Description
 TRACT 1123, BLOCK 9, LOT 19
Split/Sub Account Message
Special Account Information
Foreclosure Case Number

Neighborhood
 5J94 - NE Corner of the North County
Levy Code Area / Taxing Districts
 252
Zoning
 R2
Miscellaneous Code
Linked Accounts
Mortgage Account Number
Expiration Date
Split Acct # **Acreage**
Year Built
 1994
Account Status
 A - Active

Sales Information			
Buyer (Name&Adress)	Seller (Name&Adress)	Sales Info	Deed Info
LEDBETTER WAYLAND J & DANNA A			

PO BOX 210 CRESCENT, OR 97733	ANDREWS REBECCA A PO BOX 81 CRESCENT, OR 97733	07/03/15 \$175,000 33R	07/03/15 15-007365 05
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2017 Land Information (Unedited and Uncertified)				
ID	Type	Acres	Sq Ft	Market Value
L1	01 - SITE VALUE			\$17,340
L2	ONS - ONSITE LAND			\$15,000
			TOTAL	\$32,340

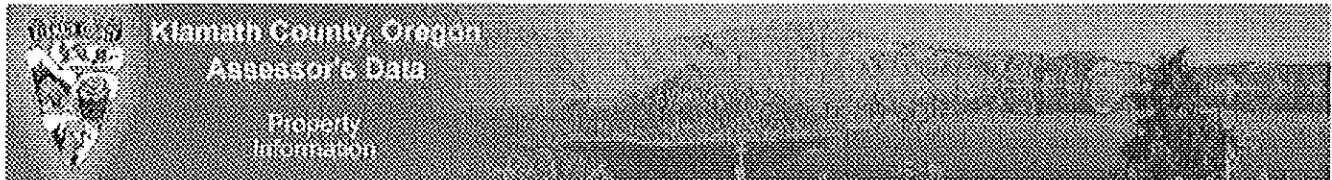
Permits							
#	Permit Number	Type	Issue Date	Appraisor	Check Date	% Complete	Active
1	2004-00648	GR	06/04/04	MK	06/10/05	100	No
2	94-1513	RS	07/06/94	GA	07/25/96	100	No

Improvement 1 Sketch									
				-12--:					
				12PHS12					
				-12--:				----23-----:	
	----	24-----:		-----36-----:					
	:	:	:	:	:	:	:	:	:
	:	:	:	:	:	:	:	:	:
	:	:	:	:	:	40	DTGR	40	:
	36	MA	36	36	DTGR	36	:	:	:
	:	:	:	:	:	:	:	:	:
	:	:	:	:	:	:	:	:	:
	X--	24-----:		-----36-----:				----23-----:	
	:	:	:	:	:	:	:	:	:
	14	EPF	14						
	----	24-----:							
Sketch Command: DR24, DU36, DL24, DD36 DR24, D14, L24, U14 MR35, DR36, U36, L36, D36 MR35, MU40, DR12, U12, L12, D12 MR80, DR23, U40, L23, D40									

2017 Improvement Information (Unedited and Uncertified)						
ID	Type	Make/Model	Class	Area	Year Built Actual/Effective	Market Value
1	(R)		3P			
1.1	(MA) MAIN AREA		3+	864	1994 /	
1.2	(EPF) ENCLOSED PORCH FINISHED		3	336		
1.3	(DTGR) DETACH GARAGE			1296		
1.4	(PHS) PHOUSE		D	144		

1.5	(DTGR) DETACH GARAGE		J	920	2012 / 2012	
					TOTAL	\$154,740
					GRAND TOTAL	\$154,740

Improvement 1.1 Construction Detail	
Element	Code and Description
Foundation	(CONC) CONCRETE
Exterior Wall	(T111) T-111
Roof Cover	(MTL) METAL
Roof Style	(GAB) GABLE
Flooring	(CARP/VIN) CARPET & VINYL
Interior Finish	(DRWL) DRYWALL
Plumbing	(1);(BATH);(KIT);(WTR);(LNH)
Heating	(BB) BB/WALL UNITS
Fireplace	
Interior Component	(STG) STOVE/GAS
Exterior Component	(A) AVERAGE - OVERALL COND
Electric	(02) STANDARD
Bedrooms	2
Shape	
Add Factor 1	
Add Factor 2	CM



[Property Information](#) [Tax Summary](#) [Assessment History](#) [Improvement Information](#) [New Search](#) [Search Results](#) [Log Off](#) [Printable Summary](#)

Search Results for R165788

Owner Name LEDBETTER WAYLAND J & DANNA A	Property ID Number R165788
Owner Address PO BOX 210 CRESCENT, OR 97733	Situs Address 123404 CRUIKSHANK DR CRESCENT LAKE, OR 97733
Alternate Account Number	Neighborhood 5J94 - NE Corner of the North County

Map Tax Lot R-2607-001C0-06500-000	Previous	Next	Levy Code Area 252	Tax Rate 12.7681
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Property Description

Property Class 101J (RESIDENTIAL IMPROVED)	Zoning R2
Property Code	Miscellaneous Code

Related Accounts by Map Tax Lot **Linked Accounts**

Mortgage Agent-Lender **Mortgage Account Number**

Exemption **Expiration Date**

Tax Roll Description
TRACT 1123, BLOCK 9, LOT 19

Year Built **Acreage**

1994

Split/Sub Account **Split/Sub Account Message**

Special Account Information - Last Certified Year (2016)

Sales Information

#	Buyer (Name & Address)	Seller (Name & Address)	Sales Info	Deed Info
1	LEDBETTER WAYLAND J & DANNA A PO BOX 210 CRESCENT, OR 97733	ANDREWS REBECCA A PO BOX 81 CRESCENT, OR 97733	07/03/15 \$175,000 33R	07/03/15 15-007365 05
2	ANDREWS REBECCA A PO BOX 81 CRESCENT, OR 97733	ANDREWS EUGENE F & REBECCA A PO BOX 81 CRESCENT, OR 97733	\$0	05/29/14 14-010893 11
3	ANDREWS EUGENE F & REBECCA A PO BOX 81 CRESCENT, OR 97733	JAGER MICHAEL B & MARGARET H ETAL & ANDREWS EUGENE F & REBECCA A P O BOX 155 THURSTON, OR 97482-0155	06/20/90 \$5,200 6	06/20/90 M01-2727 05

JAGER MICHAEL B &
MARGARET H ETAL &
ANDREWS EUGENE F &
REBECCA A
P O BOX 155
THURSTON, OR 97482-0155

JAGER MICHAEL B & M J &
KENYON CLARK J
P O BOX 345
GLENBROOK, NV 89413

07/01/90
\$5,200
QL

07/01/90
M90-13542
02

2017 Land Information (Unedited and Uncertified)

ID	Type	Acres	Sq Ft	Market Value
L1	01 - SITE VALUE			\$17,340
L2	ONS - ONSITE LAND			\$15,000
TOTAL				\$32,340

Permits

#	Permit Number	Type	Issue Date	Appraisor	Check Date	% Complete	Active
1	2004-00648	GR	06/04/04	MK	06/10/05	100	No
2	94-1513	RS	07/06/94	GA	07/25/96	100	No

INFORMATION SUBJECT TO DISCLAIMERS

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2015-007365
Klamath County, Oregon
07/07/2016 01:59:47 PM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Wayland J. Ledbetter and Danna A. Ledbetter

PO Box 210

Crescent, OR 97733

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

Wayland J. Ledbetter and Danna A. Ledbetter

PO Box 210

Crescent, OR 97733

File No. 55765AM

STATUTORY WARRANTY DEED

Rebecca A. Andrews,

Grantor(s), hereby convey and warrant to

Wayland J. Ledbetter and Danna A. Ledbetter, 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:

Lot 19, Block 9, Tract No. 1123, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

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

R-2607-001C0-06500-000

The true and actual consideration for this conveyance is \$175,000.00.

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:

2015-2016 Real Property Taxes, a lien not yet due and payable.

Return to:

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 3rd day of July 2015.

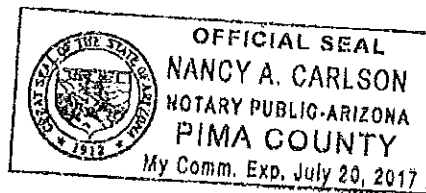
Rebecca A. Andrews
Rebecca A. Andrews

State of Arizona) ss
County of Pima)

On this 3rd day of July, 2015, before me, NANCY A. CARLSON a Notary Public in and for said state, personally appeared Rebecca A. Andrews, 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.

Nancy A. Carlson
Notary Public for the State of Arizona
Residing at: Tucson
Commission Expires: 7-20-2017



THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY.

SW1/4 SEC. 01 T.26S. R.07E. W.M.
KLAMATH COUNTY

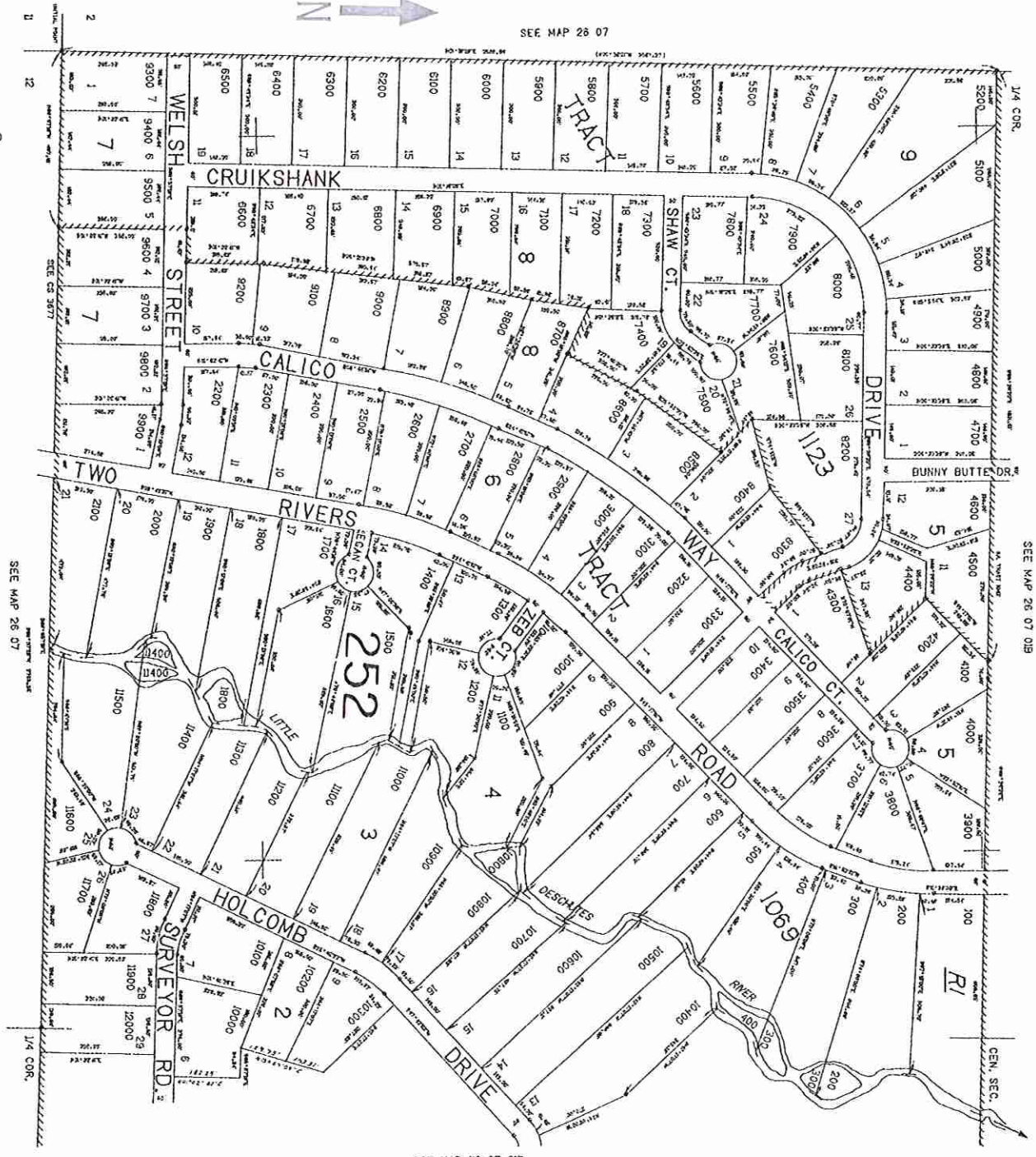
1-2007

26 07 01C

AmeriTitle
THIS SKETCH IS MADE SOLELY FOR THE PURPOSE OF ASSISTING IN LOCATING CERTAIN PREMISES AND NO LIABILITY IS ASSUMED FOR VARIATIONS IF ANY, IN DIMENSIONS AND LOCATIONS ASCERTAINED BY ACTUAL SURVEY.



SEE MAP 26 07



1643.000

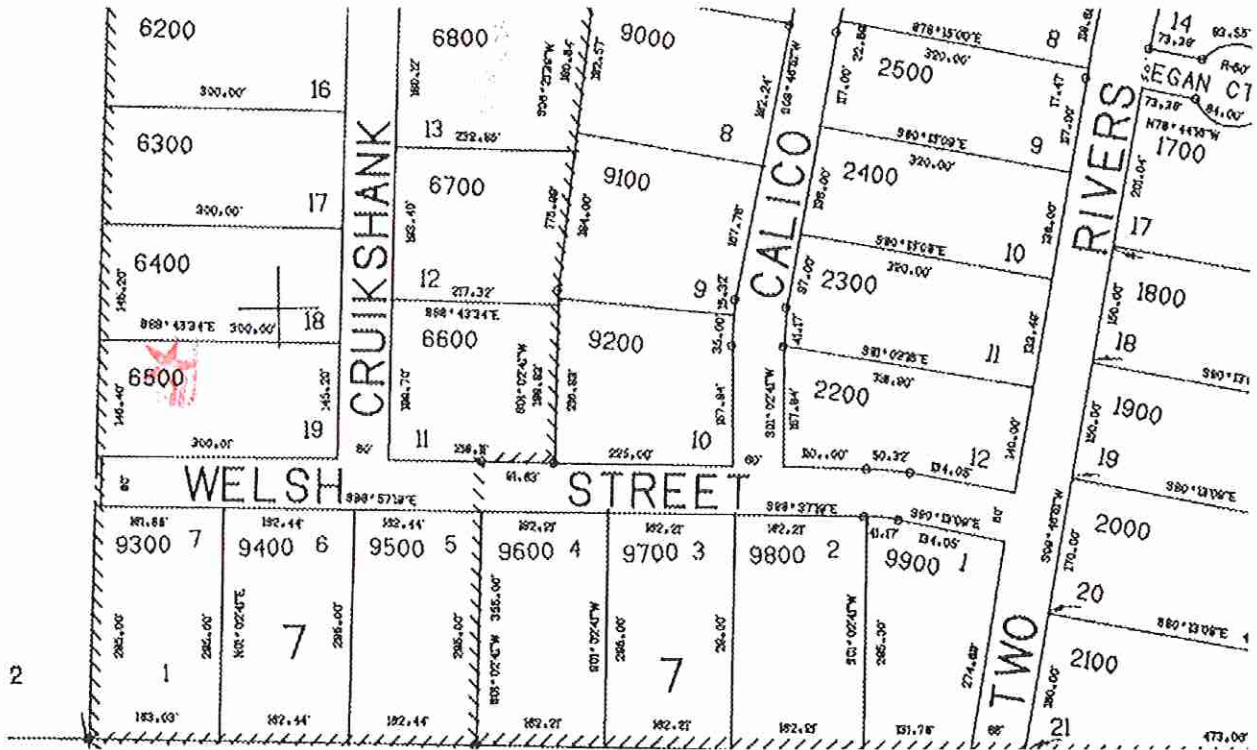
SEE MAP 26 07

SEE MAP 26 07 01B

SEE MAP 26 07 01D

S14.000

26 07 01C



AmeriTitle

THIS SKETCH IS MADE SOLELY FOR THE PURPOSE OF ASSISTING IN LOCATING CERTAIN PREMISES AND NO LIABILITY IS ASSUMED FOR VARIATIONS IF ANY, IN DIMENSIONS AND LOCATIONS ASCERTAINED BY ACTUAL SURVEY.

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