

2017-003683

Klamath County, Oregon

BLK

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODU



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04/07/2017 02:31:47 PM

Fee: \$52.00

Returned at Counter

SPACE RESERVED  
FOR  
RECORDER'S USE

X Jean Turgesen  
2384 Linda Vista Dr. #2  
Klamath Falls, OR 97601  
Grantor's Name and Address

PETER CALVO  
10605 HARPOLD ROAD  
KLAMATH FALLS OR. 97603  
Grantee's Name and Address

After recording, return to (Name and Address):  
PETER CALVO  
10605 HARPOLD ROAD  
KLAMATH FALLS OR 97603

Until requested otherwise, send all tax statements to (Name and Address):

## QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that Jean Turgesen

hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto

PETER CALVO  
hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of the grantor's right, title and interest in 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 (legal description of property):

1974 Van Ness Ave  
Klamath Falls  
Oregon 97601

Hillside, Block 5, Lot 2 & 70R1

Lot 1 and Lot 2, less the Easterly 30 feet of Lot 1, Block 5, HILLSIDE ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-029AA-00200-000

Key No: 186578

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

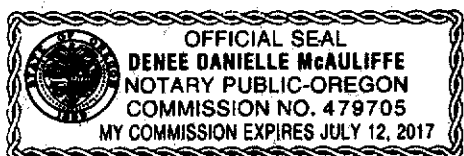
In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on 6 April 2017; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

STATE OF OREGON, County of KlamathThis instrument was acknowledged before me on April 6, 2017,  
by Peter CalvoThis instrument was acknowledged before me on April 6, 2017,  
by Jean Turgesenas individuals

of



Notary Public for Oregon

My commission expires July 12, 2017

**1974 Van Ness Ave, Klamath Falls, OR 97601-1845, Klamath County****Owner Information**

Owner Name:	<b>Calvo Peter E</b>	Tax Billing Zip:	<b>97601</b>
Owner Name 2:		Tax Billing Zip+4:	<b>1845</b>
Tax Billing Address:	<b>1974 Van Ness Ave</b>	Owner Occupied:	<b>Yes</b>
Tax Billing City & State:	<b>Klamath Falls, OR</b>	DMA No Mail Flag:	

**Location Information**

Subdivision:	<b>Hillside Add/Klamath Falls</b>	Section:	<b>29</b>
School District Name:		Map Number:	
Location Influence:		Township Range Sect:	<b>38S-9E-29</b>
Census Tract:	<b>9720.00</b>	Parcel Comments:	<b>38 S 09 E 29 AA 00200 00HILLSIDE</b>
Tract Number:		Tax Lot #:	<b>2</b>
Carrier Route:	<b>C004</b>	Block:	<b>5</b>
Zoning:	<b>SF</b>	Flood Zone Code:	<b>C</b>
Traffic:		Flood Zone Panel:	<b>4101120001B</b>
Township #:	<b>38S</b>	Flood Zone Date:	<b>06/05/1985</b>
Range:	<b>09E</b>		

**Tax Information**

Tax ID:	<b>R186578</b>	Exemption(s):	
Alt APN:	<b>3809E29AA00200</b>	% Improved:	<b>84%</b>
Legal Description:	<b>HILLSIDE, BLOCK 5, LOT 2 &amp; POR 1</b>		
Tax Lot #:	<b>2</b>	Block ID:	<b>5</b>

**Assessment & Tax**

Assessment Year	2016	2015	2014
Assessed Value - Total	\$147,370	\$143,080	\$138,920
Assessed Value - Land			
Assessed Value - Improved			
Market Value - Total	\$211,910	\$185,590	\$184,720
Market Value - Land	\$34,400	\$36,420	\$38,480
Market Value - Improved	\$177,510	\$149,170	\$146,240
YOY Assessed Change (\$)	\$4,290	\$4,160	
YOY Assessed Change (%)	3%	2.99%	

Tax Year	Total Tax	Change (\$)	Change (%)
2014	\$2,226		
2015	\$2,460	\$234	10.5%
2016	\$2,543	\$83	3.39%

**Characteristics**

Lot Acres:	<b>0.18</b>	Garage Sq Ft:	
Lot Area:	<b>7,966</b>	Roof Type:	<b>Gable</b>
Lot Frontage:		Roof Material:	
Lot Depth:		Roof Frame:	
Building Sq Ft:	<b>1,794</b>	Interior Wall:	<b>Drywall</b>
Stories:	<b>MLS: 2</b>	Exterior:	
Condition:		Foundation:	<b>Pier</b>
Bedrooms:	<b>Tax: 3 MLS: 4</b>	Year Built:	<b>MLS: 1978</b>
Total Baths:	<b>Tax: 2 MLS: 3</b>	Effective Year Built:	
Full Baths:	<b>Tax: 2 MLS: 3</b>	# of Buildings:	<b>1</b>
Half Baths:		Floor Cover:	<b>Carpet/Vinyl</b>
Heat Type:	<b>Forced Air</b>	Pool:	
Cooling Type:	<b>Central</b>	Equipment:	<b>Spk</b>
Porch:		State Use:	<b>Resid/Improved</b>
Patio Type:	<b>Patio</b>	Land Use:	<b>SFR</b>
Patio/Deck 1 Area:	<b>480</b>	Fireplaces:	
Garage Type:		Gross Area:	<b>2,444</b>

**Listing Information**

MLS Listing Number:	<b>188181</b>	Pending Date:	
MLS Status:	<b>Active</b>	Closing Date:	
MLS Status Change Date:	<b>10/11/2016</b>	Closing Price:	
Listing Date:	<b>10/22/2015</b>	Listing Agent Name:	<b>7197em-Eric C Moore</b>
Current Listing Price:	<b>\$175,000</b>	Listing Broker Name:	<b>EXP REALTY</b>

Original Listing Price: **\$185,000**

<b>MLS Listing #</b>	161816
<b>MLS Status</b>	Sold
<b>MLS Listing Date</b>	03/27/2006
<b>MLS Listing Price</b>	\$299,000
<b>MLS Orig Listing Price</b>	\$299,000
<b>MLS Close Date</b>	06/23/2006
<b>MLS Listing Close Price</b>	\$280,000
<b>MLS Listing Expiration Date</b>	
<b>MLS Listing Cancellation Date</b>	06/23/2006

**Last Market Sale & Sales History**

Recording Date: **06/23/2006**  
 Sale Price: **\$280,000**  
 Price Per Square Feet: **\$156.08**  
 Document Number: **6-12918**  
 Sale Type:

Deed Type: **Warranty Deed**  
 Owner Name: **Calvo Peter E**  
 Owner Name 2:  
 Seller: **Patton Michael D & Sharon L**

<b>Recording Date</b>	06/23/2006	
<b>Sale Price</b>	\$280,000	\$76,000
<b>Nominal</b>		
<b>Buyer Name</b>	Calvo Peter E & Jean T	Patton Michael D
<b>Seller Name</b>	Patton Michael D & Sharon L	Owner Record
<b>Document Number</b>	6-12918	
<b>Document Type</b>	Warranty Deed	Deed (Reg)

**Mortgage History**

<b>Mortgage Date</b>	06/23/2006	06/23/2006
<b>Mortgage Amount</b>	\$224,000	\$56,000
<b>Mortgage Lender</b>	Mission Hills Mtg Bankers	Mission Hills Mtg Bankers
<b>Mortgage Type</b>	Resale	Resale

**Foreclosure History**

<b>Document Type</b>	Lis Pendens
<b>Default Date</b>	
<b>Foreclosure Filing Date</b>	10/27/2015
<b>Recording Date</b>	10/28/2015
<b>Document Number</b>	11800
<b>Book Number</b>	
<b>Page Number</b>	
<b>Default Amount</b>	
<b>Final Judgment Amount</b>	
<b>Original Doc Date</b>	06/23/2006
<b>Original Document Number</b>	
<b>Original Book Page</b>	6012919
<b>Lien Type</b>	Mtg

Courtesy of Eric Moore, Southern Oregon Multiple Listing Service

The data within this report is compiled by CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

**Property Detail**