

Home by the lake and golf course

\$199,900

See reverse side for purchase details.

4942 Grosbeak Drive, Klamath Falls OR 97601

4 bedroom 3 bathroom



DESCRIPTION

Beautiful 2004 home, ready to move in with river rock accents on the exterior and a covered patio in the front of the house with views. 2 story with master bed and bath downstairs and an additional bedroom downstairs with 2 bedrooms upstairs and an additional family room upstairs.

PROPERTY INFORMATION

Square feet	1800
Year Built	2004
Property Type	Residential
Stories	1
Condition	Excellent
Roof	Composition
Garage	2 Car Attached
Basement	None
Land	.27 acre

PROPERTY ATTRIBUTES

Exterior Features	Deck In-ground Sprinklers Beautiful Landscaping
Interior Features	Carpet Floors Gas Fireplace Island Range Study/Den
Rooms	Formal Dining Utility Room
Appliances	Microwave Gas Range Refrigerator Dishwasher

TAX INFORMATION

2010-2011 Taxes	\$1,940
Assessed Value	\$206,050
Real Market Value (RMV)	231,470
Land (RMV)	\$72,560
Improvements (RMV)	\$158,910
Year of Assessment	2011
Tax Account No.	R889971
County	Klamath

GENERAL INFORMATION

Electricity	Pacificorp
Gas	Avista Utilities
Water	Running Y Utilities
Sewer	Running Y Utilities
Elementary School	Conger
Middle School	Ponderosa
High School	Klamath Union

A PDF of this flyer can be found at
www.oregon.gov/ODVA/HOMELOANS/properties.shtml

* This information is deemed reliable, but not guaranteed.

\$199,900

See reverse side for property information.

2 bedroom 2 bathroom

Purchase Details

4942 Grosbeak Drive, Klamath Falls OR 97601

CASH SALE PROPERTY OFFERED BY OREGON DEPARTMENT OF VETERANS' AFFAIRS

Home Loan Department

888-633-6826 ext. 2235 (Toll free in Oregon)

503-373-2235

www.oregon.gov/odva/properties.shtml

FOR VIEWING AND/OR TO SUBMIT AN OFFER

Fisher Nicholson Realtors, LLC

Ed & Loretta Keady

541-850-0110

541-891-5632 cell

541-883-2207 fax

keadys@charter.net

www.fnrhomes.com

PROPERTY ACCOUNT NUMBER

0003046117

LEGAL DESCRIPTION

Lot 1087, Tract No. 1422 Ranchview Estates

DATE LISTED

10/12/11

TERMS OF SALE

No Seller financing available.

No warranties or guarantees are expressed or implied as to the condition of appliances, heating, plumbing, electric, structural, or water systems. ODVA has disclosed all deficiencies which are known. Conveyance by Bargain and Sale Deed only. The property is being offered "as is."

The buyer will be required to sign a Property Acceptance Statement (Form 894-M) at closing. The buyer will also be required to sign an agreement to hold the Oregon Department of Veterans' Affairs and the State of Oregon harmless from all future claims and damages arising from any environmental or toxic hazards which might be found in or on this property now or in the future.

ODVA does not pay Title Insurance.

There are no redemption rights to this property.



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Oregon veterans.**

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ORVET Home Loans are available to qualifying veterans for properties up to \$417,000. ORVET Home Loans are not available for properties already owned by Oregon Department of Veterans' Affairs. Please call or visit the ODVA Home Loan Department for more information and eligibility details.



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