



**PUBLISHED RESERVE:** No Minimum Bid

**KLAMATH COUNTY RMV:** \$70,780

**SIZE:** 2.7± Acres

**ZONING:** RS – Suburban Residential

**PROPERTY INSPECTION:** At Any Time

**FINANCING:** None – All Cash

**DESCRIPTION:** These are two parcels, both located along Lake Shore Drive, which overlook Upper Klamath Lake. Tax Lot 1800 is 440± feet by 260± feet, or 2.6± acres, and is primarily a steep slope, providing opportunity for development of a home site with view of Upper Klamath Lake. Tax Lot 700 is a small parcel that has an estimated 100 feet of Upper Klamath Lake frontage and may be used as access to Upper Klamath Lake.

There is water available to tax lot 1800, but on-site septic will be required for home-site development. The two properties are being sold as a package, and they have excellent access west to Running Y Ranch Resort and east to downtown Klamath Falls and Highway 97.

**LOCATION:** Lake Shore Drive, Klamath Falls. Township 38 South, Range 8 East, Southeast ¼ of Northwest ¼ of Section 25, Tax Lots 1800 and 700.