

**52225 Hwy 62  
Fort Klamath  
\$129,000**



**BASEMENT** No  
**FOUNDATION** Other (See Remarks)  
**ROOFING** Composition  
**RV** Parking Area  
**EXTERIOR EXTRAS** Utility Building, Other Building  
**WATER HEATER** Electric  
**HEATING** Fuel Oil  
**HEATING TYPE** Space Heater  
**OTHER ROOMS** Family Room, Encl. Porch / Patio  
**DINING** Informal  
**LAUNDRY** Main Floor  
**FLOORS** Wood Floors, Vinyl  
**TYPE WINDOWS** Wood Frame, Single Glaze  
**WINDOW TREATMENT** All Stay  
**LOT LOCATION** Interior, River Frontage, River View, Mountain View, Water Frontage  
**FLOOD PLAIN** Unknown  
**LOT IMPROVEMENTS** Improved Drive  
**STREET SURFACE** Paved  
**DRIVEWAY** Gravel  
**FENCING** Partial  
**WATER/SEWER** Well, Septic Tank  
**ELEMENTARY SCHOOL** Chiloquin  
**JR. HIGH SCHOOL** Chiloquin  
**SR. HIGH SCHOOL** Chiloquin  
**TERMS** Cash To Seller  
**POSSESSION** On Closing  
**TITLE COMPANY PREF.** Amerititle  
**TO SHOW** Vacant, MLS Lockbox, Call Listing Agent

**MLS #** 79072  
**STATUS** ACTIVE  
**OCCUPANCY** VACANT  
**AREA** FORT KLAMATH  
**SUB NAME** FORT KLAMATH  
**TYPE** SINGLE FAMILY  
**COLOR** white  
**YEAR BUILT** 1930  
**APPROX SQ FT** 1164  
**# BEDROOMS** TWO  
**BATHS** ONE  
**CONSTRUCTION** Frame, Wood  
**STORIES - LEVELS** One  
**STYLE** Traditional  
**GARAGE TYPE** 2  
**CARPORT TYPE** 0  
**NUMBER OF ACRES M/L** 2.80  
**LOT DIMENSIONS** irregular  
**ZONING** KC-R-5-RURAL RESIDENTIAL  
**FULL TAX AMOUNT** \$356.87  
**FOR YEARS 20** 10/11  
**Days On Market** 139  
**DIRECTIONS** North on Hwy 62 to first home on the right after the Wood River.

RARE WOOD RIVER FRONTAGE! Meandering river for +/- 800' borders 2.8ac w/ willows, pines, aspens at the edge of Ft Klamath. 2+ bd home, wood/ lino floors, utility porch. Definitely a FIXER but well worth the challenge; home , detached dbl garage, w/ storage & wood room have newer comp roof. Old garden house was something in its day! Artesian well. Home to same owner for 56 years, now kicking up her heels at 93 in assisted living! Beautiful setting, affordable price for the discerning fly fisherman.



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