



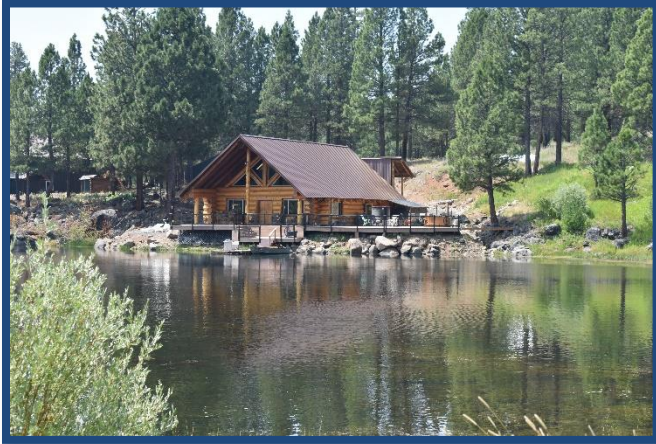
**Jett Blackburn
Real Estate Inc.**



Mountain Cabin Lakeview Oregon

\$1,200,000 *Reduced to \$895,000*

Presented by
United Country Jett Blackburn Real Estate Inc.
707 Ponderosa Village
Burns, OR 97720
541/573-7206 (office) 541/573-5011 (fax)
web site: <http://www.jettblackburn.com>



LOCATION: 3910 Southwest Forest Road, Lakeview Oregon
Approx. 16 miles from Lakeview

LEGAL DESC.: T39S R22E WM Tax Lot 4000

ACREAGE: 39.21 +/- acres

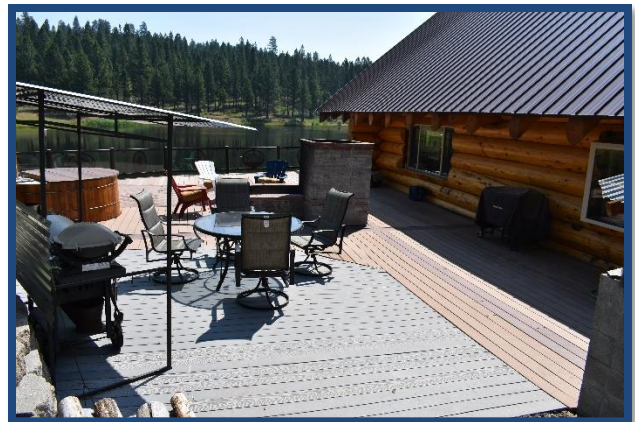
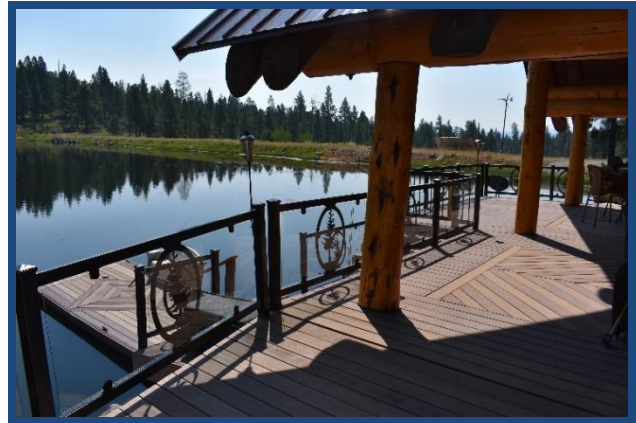
IMPROVEMENTS: 1 – Custom built log cabin, 1 bdrm, 2 bth, 1620 sq.ft.
1 – 1,950 sq.ft. shop with 2 bays, 2 bdrm, 1 bth living quarters and large loft for extra storage
1 – 1,740 sq.ft. 6 bay machine shed with 5 pull down doors and 1 pull through for snowmobiles
1 – 5 stall horse barn & hay storage
1 – 540 sq.ft. 3 bay machine shed for wood storage
1 – 128 sq.ft. solar & generator room

WATER RIGHTS: Certificate #66506 for Domestic/Recreation

TAXES: \$2,035.78 (2017/2018)

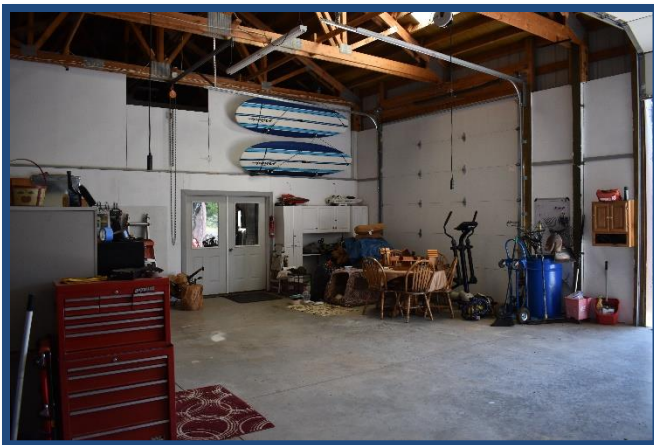
PRICE: \$895,000.00 cash or terms acceptable to seller

The seller and his agent makes these representations in good faith, from personal knowledge and experience. However, the buyer should inspect this property or cause this property to be inspected by knowledgeable persons so that the buyer may purchase without relying upon any representations made by the seller or his agent. Also, unless otherwise specified, we, Jett Blackburn Real Estate, Inc. agents, represent the seller on any of our listings.



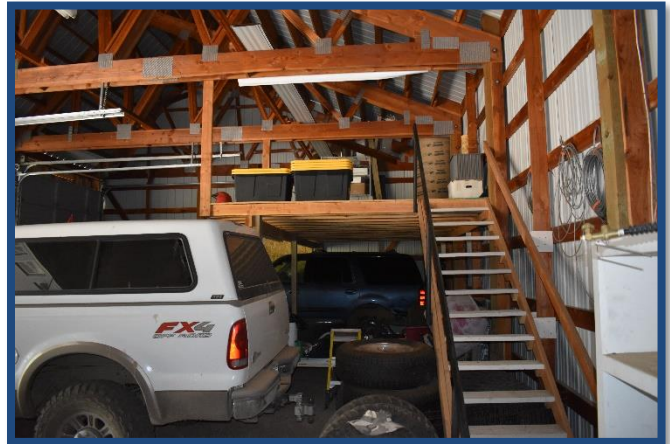
Main Residence

This craftsman built log home has a spectacular setting with it sitting on a private 4 acre lake that is fed by Horse Creek and numerous year round springs. There is a large covered front porch with a wraparound Trex deck and private boat dock. The deck has custom built hand rails & gates, wood fired hot tub, and a fire pit that is also used as a smoker. The log home has been extensively upgraded over the last few years with new windows, bathrooms and kitchen. The kitchen which is a great room concept has double oven, décor 5 burner cook stove, granite counter tops and a large island/breakfast bar. The master bedroom is in the loft overlooking the main floor with views of the lake. The master bath has double sinks & a large shower.



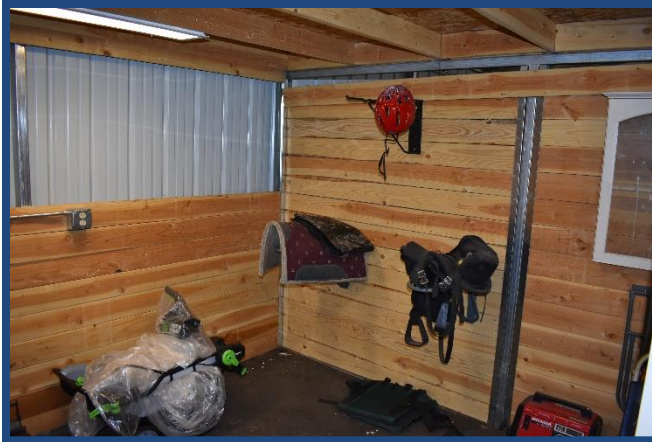
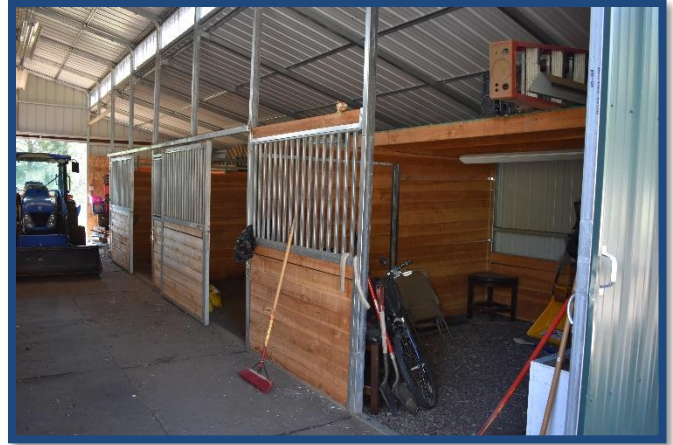
Shop

This 2 bay shop has concrete floors with lots of storage cabinets & benches. There is a large loft that has additional storage with extra sleeping area. Below the loft is a 2 bedroom $\frac{3}{4}$ bathroom guest apartment that is fully furnished, has pergo floors. This apartment has a separate septic system from the house and also has an RV dump.



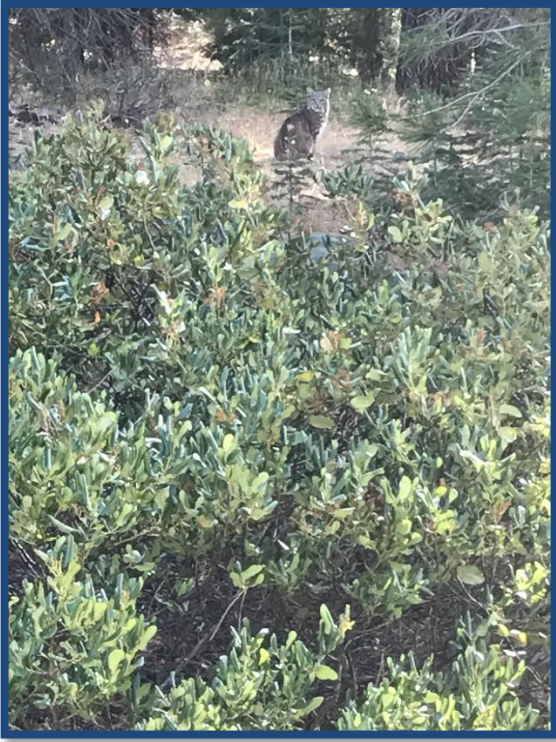
Machine Shed

The machine shed has 5 large bays with pull down doors and gravel floors. There is a loft for extra storage and two fuel tanks inside for easy winter access. Attached to the machine shed is a pull through snowmobile/RV storage that has a concrete floor.



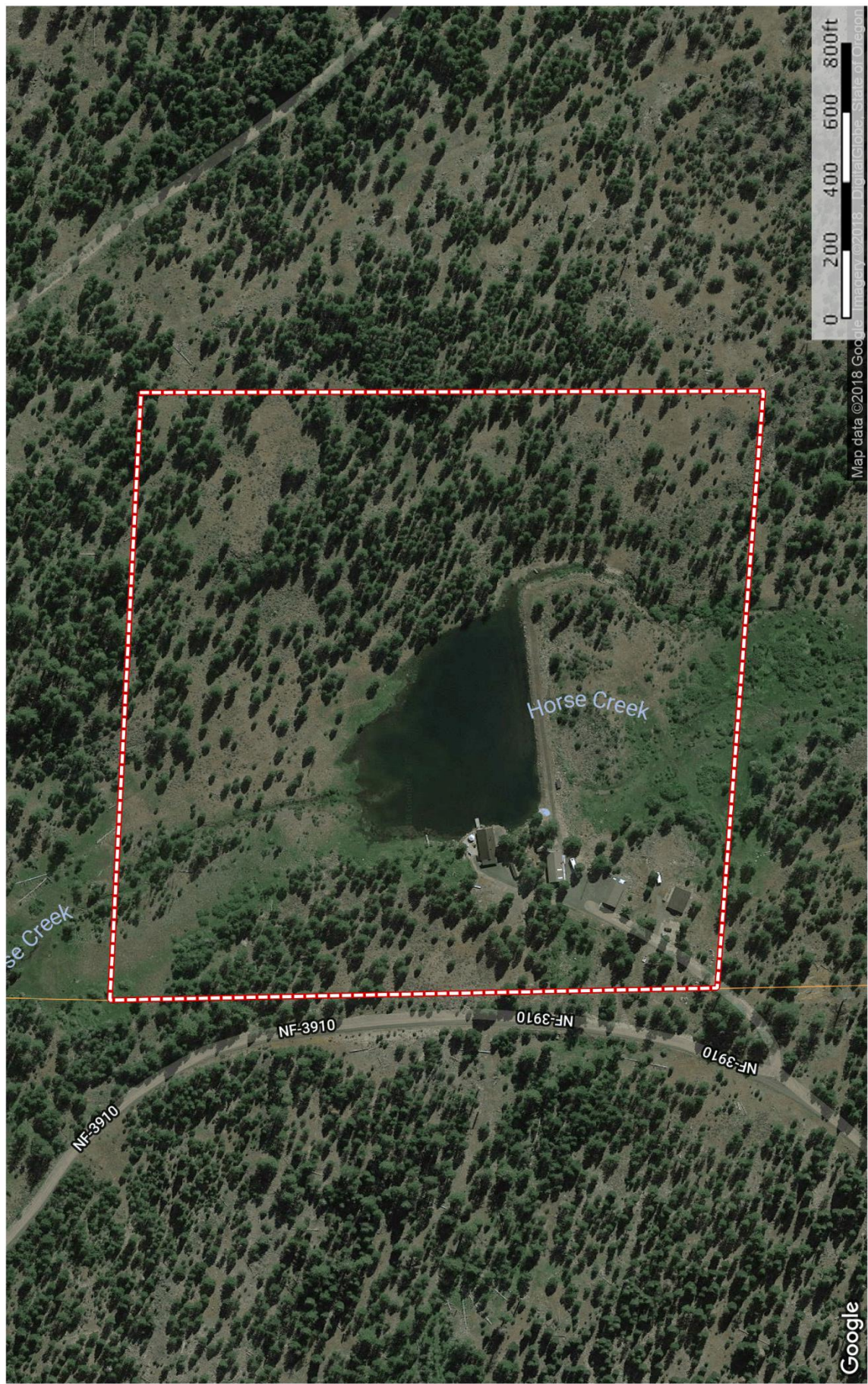
Horse Barn

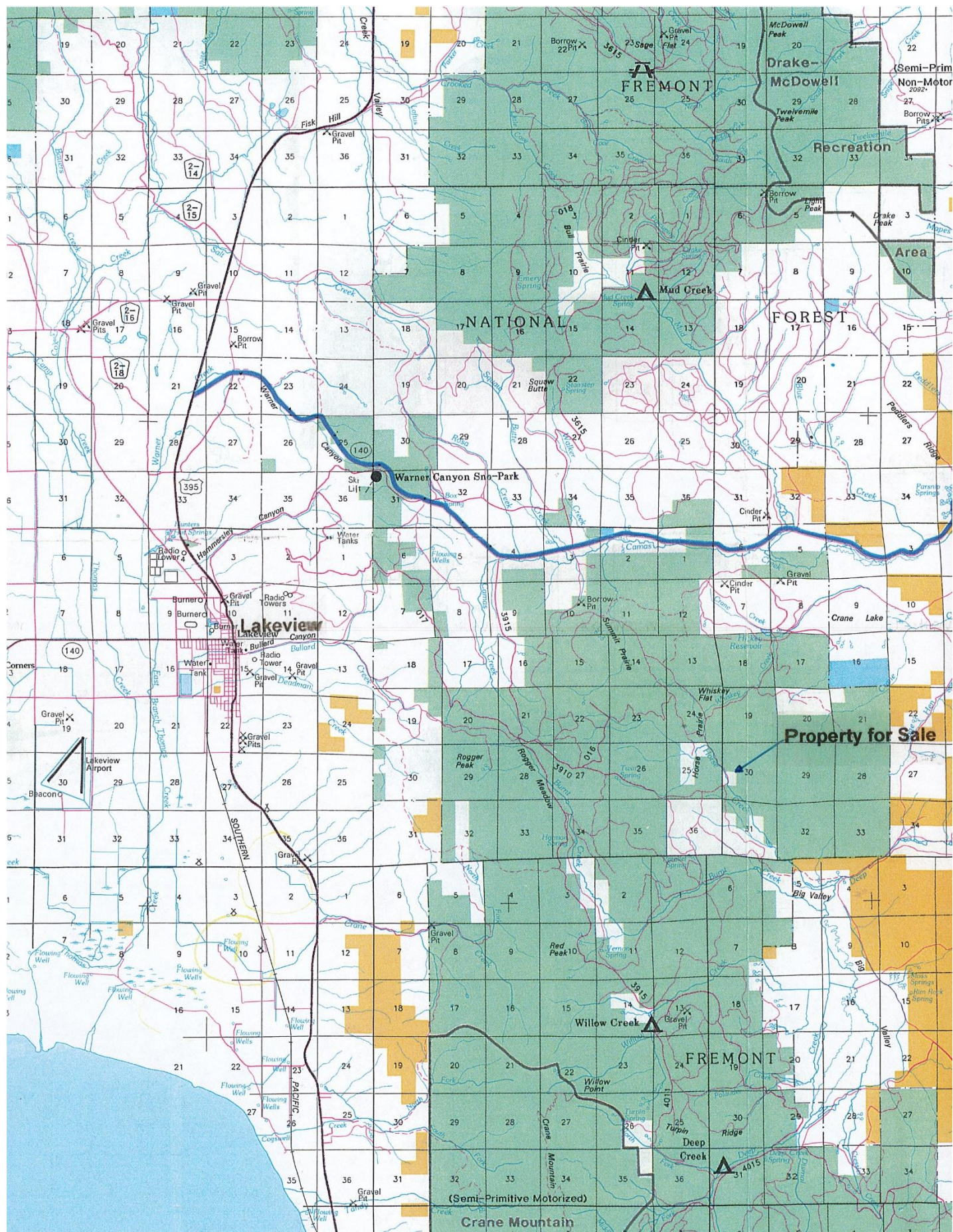
This metal constructed horse barn has 5 stalls plus storage and tack room with rubber matted floors. The utilities include power and water to the barn.

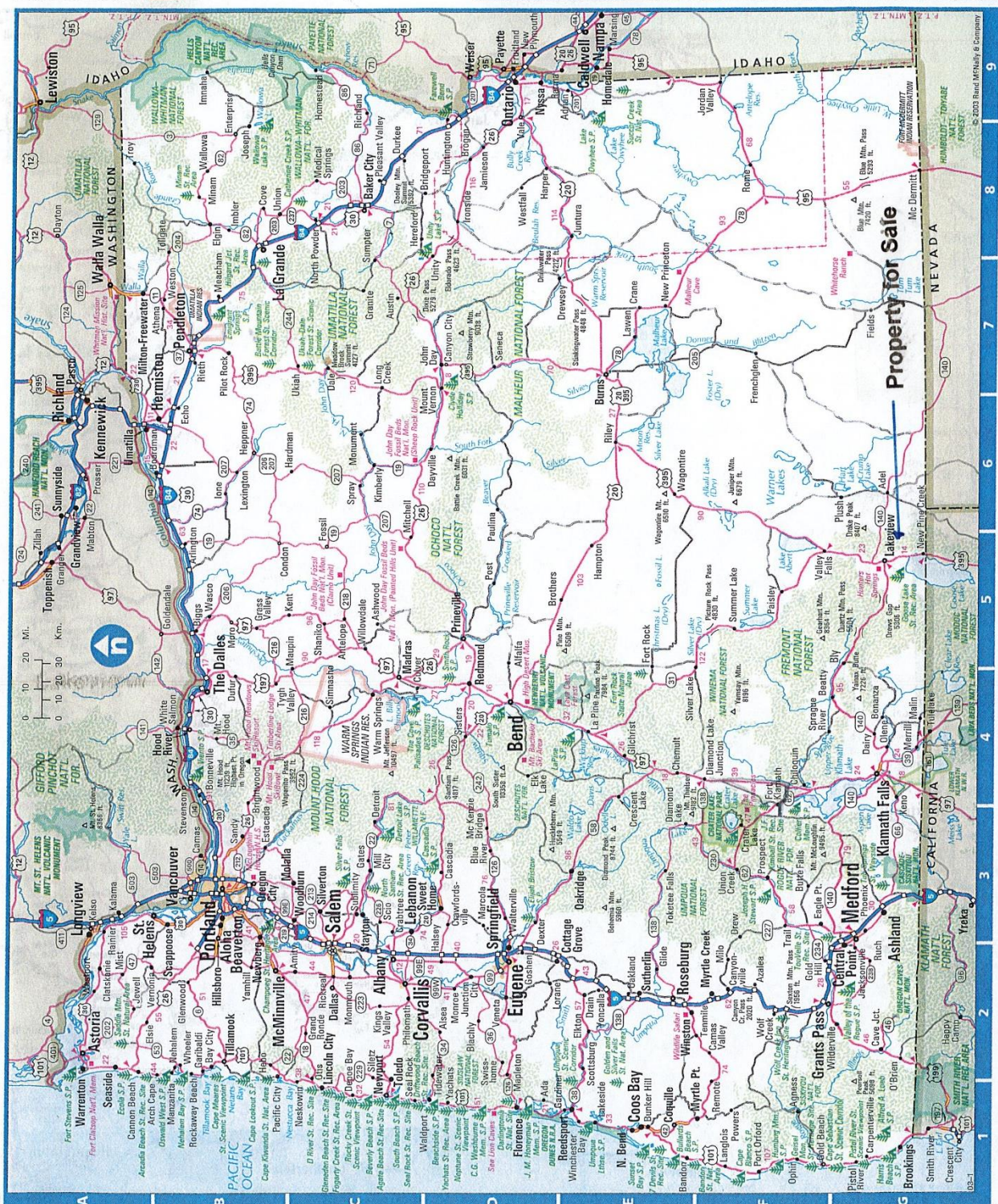


Recreation

This property has it all with largemouth bass and red band trout in your own private reservoir which also has ducks & geese frequenting the lake. Large game hunting in the area includes mule deer, Rocky Mountain Elk and antelope in the Warner Hunting Unit. There are lots of great roads to hike and mountain bike on plus with the cabin being at 5800' elevation you have winter recreation for snowmobiling, snow shoeing, cross country skiing and did I mention there is a small ski resort just down the road from the cabin. (Warner Canyon Ski Area)







Oregon
Population: 3,492,100 (1/1/01 estimate)
Land Area: 96,002 sq. mi.
Capital: Salem

Cities and Towns	C-2
Albany	B-3
Alsea	G-2
Antelope	A-2
Astoria	C-8
Baker City	B-2
Bay City	B-2
Beaverton	A-6
Boardman	G-1
Brookings	E-7
Burns	A-2
Cannon Beach	F-2
Canyonville	G-2
Cave Junction	A-2
Clatskanie	E-1
Clifton	E-1
Coos Bay	D-2
Cottage Grove	D-2
Drain	F-3
Eagle Point	B-8
Eugene	B-8
Enterprise	D-2
Estacada	C-5
Fossil	F-1
Gold Beach	B-6
Hermiston	A-6
John Day	D-7
Junction City	G-4
Klamath Falls	D-2
Lakeview	E-5
Lebanon	C-4
Lincoln City	B-2
Madras	A-7
McMinnville	C-3
Mill City	A-7
Millon-Freewater	C-3
Moira	B-5
Moro	B-5
Myrtle Creek	F-2
Newberg	B-3
North Bend	C-1
North Marion	E-3
Oakridge	D-9
Ontario	B-7
Phoenix	G-3
Port Orford	F-1
Prospect	A-3
Redmond	D-4
Redwood	E-1
St. Helens	A-3
Sandy	C-2
Seaside	B-3
Silverton	A-2
Stapleton	C-3
Sublimity	C-3
Sutherlin	E-2
Tillamook	B-4
The Dalles	B-2
Toledo	C-2
Union	D-9
Vale	D-9
Vernonia	D-1
Waldport	C-4
Warm Springs	E-2
Winston	E-2
Woodburn	C-3

STATE OF OREGON
COUNTY OF LAKE
CERTIFICATE OF WATER RIGHT

THIS CERTIFICATE ISSUED TO

VERLE EMERY
PO BOX 510
LAKEVIEW, OREGON 97630

confirms the right to use the waters of A SPRING, a tributary of HORSE CREEK, for DOMESTIC USE FOR ONE FAMILY.

This right was perfected under Permit 50690. The date of priority is DECEMBER 23, 1988. This right is limited to 0.005 CUBIC FOOT PER SECOND or its equivalent in case of rotation, measured at the point of diversion from the source.

The point of diversion is located as follows:

LOT 3 (NW 1/4 SW 1/4), SECTION 30, T 39 S, R 22 E, W.M.; N 29 DEGREES 43 MINUTES EAST 603.61 FEET FROM THE S 1/16 CORNER, COMMON TO SECTIONS 25 AND 30.

The use shall conform to such reasonable rotation system as may be ordered by the proper state officer.

A description of the place of use to which this right is appurtenant is as follows:

LOT 3 (NW 1/4 SW 1/4)
SECTION 30
TOWNSHIP 39 SOUTH, RANGE 22 EAST, W.M.

The right to the use of the water for the above purpose is restricted to beneficial use on the lands or place of use described. The use confirmed herein may be made only at times when sufficient water is available to satisfy all prior rights, including rights for maintaining instream flows.

WITNESS the signature of the Water Resources Director, affixed JULY 15, 1991.

WILLIAM H. YOUNG
William H. Young

Recorded in State Record of Water Right Certificates numbered 66506.

69789.JS

BASIN 13 VOLUME 1

DEEP CREEK & MISC

DISTRICT 12

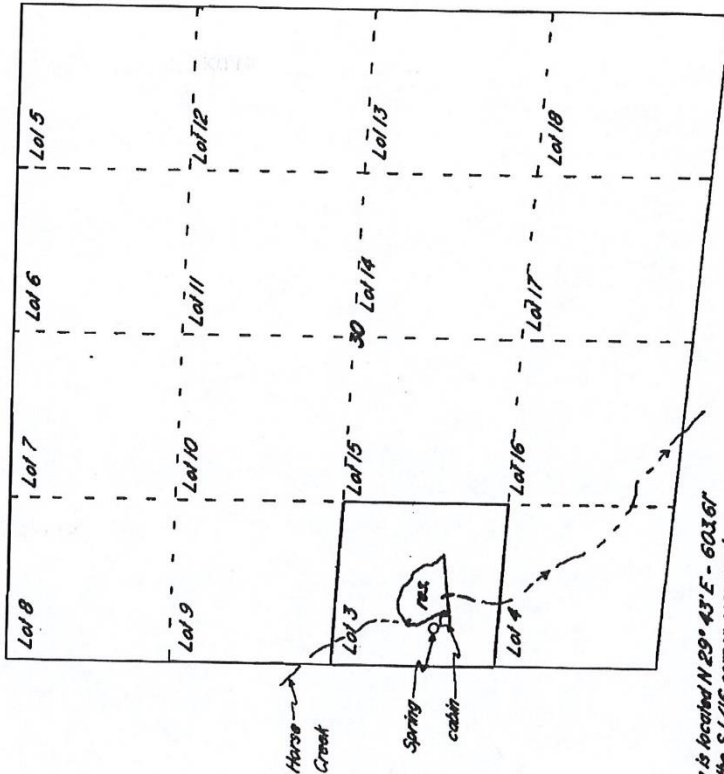
FINAL PROOF MAP
T.39S. R.22E. W.14
Verte Emery

Application # 69789
Permit # 50690



50690
66506
MS

Revised 5/23/91



Spring is located N 29° 45' E - 603.61'
from the S 1/16 corner common to
Sections 25 & 30

This map is for the purpose of identifying the location of the water right only
and is not intended to provide legal dimensions or location of property
ownership lines.