



PARCEL REVIEW

DUE DILIGENCE REPORT

Property Details		
Owner Name(s):	IRWIN KARON	Listed on Tax Record
Assessor's Parcel Number:	R241526	APN, Property ID, Map-Tax-Lot ID, Geo ID, Account #
Address:	Pleasant View Rd, Chiloquin, OR 97624	#, street name, city, state, zip (if applicable)
County:	Klamath County, Oregon	County property is located in
Subdivision:	OREGON SHORES UNIT 2 1ST ADDITION	Is the property in a subdivision?
Lot number:	5	What is the lot number (if applicable)
Legal Description:	OREGON SHORES UNIT 2 1ST ADDITION TRACT 1184 BLK-42 LOT-5	Listed on Tax Record
TRS:	135s R7e S18	Township, Range & Section (if applicable)
Parcel size:	0.26 acres	What is the acre size?
Terrain type:	Desert / Plain	What is the land like? (desert/forest/hill/mountain/plain)
Elevation:	1259.0 m or 4130.6 feet	What is the elevation of the property?
Flood zone:	Unknown	Is the property in a flood zone? Yes/No/Unknown
Notes:	N/A	Anything you think is important to note?
Property Location / Access		
Google map link:	https://goo.gl/maps/Nrv4ombhsooNjgqJ9	Link to property from google maps
GPS Coordinates:	42.542679, -121.917409	Coordinates for this property
GPS Coordinates (4 corners):	42.542851, -121.917557 nw 42.542722, -121.917136 ne 42.542493, -121.917262 se 42.542623, -121.917688 sw	Coordinates from all 4 corners of this property
Access to property:	Pleasant View Rd	Is there direct access to property if so what roads/streets?
Road surface/type:	Dirt	What are the roads like (dirt/paved/etc)?
Who maintains roads:	County	City or County or not maintained?
Closest highways:	The Dalles California Hwy / US-97, OR-62	Use google map
Closest major city:	Klamath Falls, OR 97601 (26.2 miles; 32 minutes)	Use google map to get mileage/locations
Closest small town:	Chiloquin, Oregon 97624 (4.7 miles; 9 minutes)	Use google map to get mileage/locations
Closest gas station:	Fuel Commander Cardlock - Ed Staub & Sons, N, 38111 US-97, Chiloquin, OR 97639 (3.6 miles; 7 minutes)	Use google map to get mileage/locations
Nearby attractions:	Petric County Park, 40000 Modoc Point Rd, Chiloquin, OR 97624 (4.2 miles; 7 minutes) Collier Logging Museum, 46000 US-97, Chiloquin, OR 97624 (8.7 miles; 13 minutes) Fort Klamath Museum, 51400 OR-62, Fort Klamath, OR 97626 (12.5 miles; 15 minutes)	Use google to get mileage/locations
Notes:	N/A	Anything you think is important to note?
Property Tax Information		
Assessed property value:	\$6,680.00	Per Assessor's Website
Actual property value:	\$6,680.00	Per Assessor's Website (if different from assessed)
Back taxes owed? If so amount owed:	No	Yes! No & Amount if applicable
Tax Liens? If so amount owed:	No	Yes! No & Amount if applicable
Annual property taxes:	\$61.16	Yearly amount found from county website
Notes:	N/A	Anything you think is important to note?
Zoning & Restriction Information		
Zoning / Property use code:	Rural Residential - R-2	What is the property zoned for?
What can be built on the property?	One Single Family of Manufactured home -- Please see the attachment for more details	Homes, buildings, barns, etc
Time limit to build?	No Time limit - Just inspection needs to be passed every 6 months.	Find out county time lines for building
Is camping allowed?	Yes	Is camping allowed? Yes/No
Camping restrictions if any:	21 days for 6 months period - 42 days total in a year (Per HOA - only at park not at property)	Details on camping if allowed
Are RV's allowed?	Yes	Are RV's allowed? Yes/No
RV restrictions if any:	21 days for 6 months period - 42 days total in a year (Per HOA - only at park not at property)	Details on RV's if allowed
Are mobile homes allowed?	Yes	Are mobile homes allowed? Yes/No
Mobile home restrictions if any:	Any home which is manufactured after 1976 will be allowed (Per HOA CC&Rs NO)	Details on mobile homes if allowed
Is property part of an HOA or POA?	Looks like its part of HOA (http://losrc2.org/contact) they are not allowed to release any information without owner's consent.	Is the land part of an existing Home owners association?
HOA or POA dues if any:	\$200 / Year is the annual fee. Unable to confirm if there are any back dues owed.	What are the dues?
Subdivision CC&R availability:	CC&Rs is attached	Copy of CC&R (if available at no charge)
Deed availability:	Deed is attached.	Copy of current deed (if available at no charge)
Deed information:	Document No: 1980-12801	Reception / Book / Page #'s
Notes:	Information updated above is based on County restrictions. It was very hard to get any information from HOA. Information updated above is based on research is to the best of our knowledge. Please review CC&Rs and additional documents for more details and restrictions.	Anything you think is important to note?
Utility Information		
Water?	Would have to drill a well or contact HOA for well usage	What does the property call for - City or Well?
Sewer / Septic?	Would have to install a septic	What does the property call for - Sewer or Septic?
Electric?	Need to confirm with Pacific Power & Light (888-221-7070) or Klamath Falls Utilities (541-883-5366).	Is there service available in the area? List contact info.
Gas?	Would have to contact Ed Staub & Sons (+1 541-884-5167) or Amerigas (+1 541-882-6804).	Is there service available in the area? List contact info.
Waste?	Would have to contact Waste Managment (541) 884-7706, Chiloquin Transfer Stations (541) 883-5121 or Klamath County Landfill (541) 883-4697	Is there service available in the area? List contact info.
Notes:	N/A	Anything you think is important to note?
County Contact Information		
County Website:	https://www.klamathcounty.org/	Website Link
Assessor Website:	https://www.klamathcounty.org/RSN/Assessor	Website Link
Treasurer Website:	https://www.klamathcounty.org/247/Treasurers-Office	Website Link
Recorder Website:	https://www.klamathcounty.org/465/Clerk-Elections	Website Link
GIS Website:	https://kgis.maps.arcgis.com/apps/MapTools/index.html?appid=6f64566790c142b0a680d67a66f9c683	Website Link
Zoning Link:	https://www.klamathcounty.org/224/Planning-Division	From County Website
Phone number for Planning Dept:	(541) 883-5121 (option 4)	Phone number per website (zoning/building/planning)
Phone number for Recorder:	(541) 883-5134	Phone number per website
Phone number for Treasurer:	(541) 883-4297	Phone number per website
Phone number for Assessor:	(541) 883-5111	Phone number per website
Notes:	N/A	Anything you think is important to note?