



PARCEL REVIEW

DUE DILIGENCE REPORT

Property Details

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| Owner Name(s): | ANTHONY, JAY TRUSTEE & | Listed on Tax Record |
| Assessor's Parcel Number: | 402898 | APN, Property ID, Map-Tax-Lot ID, Geo ID, Account # |
| Address: | Wolverine Ln, Bonanza, OR 97623 | #, street name, city, state, zip |
| County: | Klamath County, Oregon | County property is located in |
| Subdivision: | KLAMATH FALLS FOREST ESTATES | Is the property in a subdivision? |
| Lot number: | LOT 8 | What is the lot number (If applicable) |
| Legal Description: | KLAMATH FALLS FOREST ESTATES HWY 66 PLAT #4 BLK-107 LOT-8 | Listed on Tax Record |
| TRS: | T37S R11E S36 | Township, Range & Section (If applicable) |
| Parcel size: | 2.27 Acres | What is the acre size |
| Terrain type: | Hill / Slope / Wooded | What is the land like? (desert/forest/hill/mountain/plain) |
| Notes: | See Deed attached for accurate legal description / Owner names | Anything you think is important to note? |

*Property Location / Access

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| Google map link: | https://goo.gl/maps/sYw8bHzVMKawyNBWA | Link to property from google maps |
| GPS Coordinates: | 42.319796, -121.360869 | Coordinates for this property |
| GPS Coordinates (4 corners): | 42.320076, -121.361789 NW 42.320076, -121.359965 NE 42.319532, -121.359960 SE 42.319530, -121.361792 SW | Coordinates from all 4 corners of this property |
| Access to property: | Yes, Wolverine Ln | 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 (Public Works) | City or County or not maintained? |
| Closest highways: | HWY# 140, Oregon | Use google map |
| Closest major city: | Klamath Falls, Oregon (32.9 Miles, 46 Mins.) | Use google map to get mileage/locations |
| Closest small town: | Bonanza, Oregon 97623 (10.9 Miles, 22 Mins.) | Use google map to get mileage/locations |
| Closest gas station: | STAUB PETRO PRODUCTS, 31770 OR-70, Bonanza, OR 97623 (11.1 Miles, 23 Mins.) | Use google map to get mileage/locations |
| Nearby attractions: | Children's Museum of Klamath Falls, 711 E Main St, Klamath Falls, OR 97601 (32.3 Miles, 44 Mins.) | Use google to get mileage/locations |
| Walk Score: | 0/100 Car-Dependent | Use walkscore.com to get walk score |
| Bike Score: | 10/100 Somewhat Bikeable | Use walkscore.com to get bike score |
| Notes: | N/A | Anything you think is important to note? |

Property Tax Information

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|-------------------------------------|------------|--------------------------------|
| Assesed property value: | \$4,280.00 | Per Assesor's Website |
| 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 |