



PARCEL REVIEW

DUE DILIGENCE REPORT

Property Details

Owner Name(s):	RADFORD GERALD T & SUSAN J	Listed on Tax Record
Assessor's Parcel Number:	R267204	APN, Property ID, Map-Tax-Lot ID, Geo ID, Account #
Address:	Pheasant Ln, Chiloquin, OR 97624	#, street name, city, state, zip (if applicable)
County:	Klamath County, Oregon	County property is located in
Subdivision:	KLAMATH FOREST ESTATES 1ST ADDITION	Is the property in a subdivision?
Lot number:	36	What is the lot number (If applicable)
Legal Description:	KLAMATH FOREST ESTATES 1ST ADDITION BLK-32 LOT-36	Listed on Tax Record
TRS:	T35s R10e S26	Township, Range & Section (If applicable)
Parcel size:	2.4 acres	What is the acre size?
Terrain type:	Dry Plain	What is the land like? (desert/forest/hill/mountain/plain)
Elevation:	1389.0 m or 4557.1 feet	What is the elevation of the property?
Flood zone:	No	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/Ep1GEflJwUbonwY79	Link to property from google maps
GPS Coordinates:	42.514022, -121.49949	Coordinates for this property
GPS Coordinates (4 corners):	42.514764, -121.499899 nw 42.514764, -121.499129 ne 42.513394, -121.499129 se 42.513398, -121.499909 sw	Coordinates from all 4 corners of this property
Access to property:	Pheasant Lane	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:	OR-140, US-97	Use google map
Closest major city:	Klamath Falls, OR 97601 (1 hr (43.2 miles)	Use google map to get mileage/locations
Closest small town:	Chiloquin, Oregon 97624 (35 min (25.6 miles)	Use google map to get mileage/locations
Closest gas station:	Fuel Commander Cardlock - Ed Staub & Sons, N, 38111 US-97, Chiloquin, OR 97639 (36 min (26.7 miles)	Use google map to get mileage/locations
Nearby attractions:	Train Mountain Railroad Museum, 36941 S Chiloquin Rd, Chiloquin, OR 97624 (38 min (27.6 miles) KLA-MO-YA Casino, 34333 US-97, Chiloquin, OR 97624 (38 min (29.3 miles) Collier Logging Museum, 46000 US-97, Chiloquin, OR 97624 (40 min (30.4 miles)	Use google to get mileage/locations

Notes:	N/A	Anything you think is important to note?
Property Tax Information		
Assessed property value:	\$6,980.00	Per Assesor's Website
Actual property value:	\$6,980.00	Per Assesor'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:	\$75.04	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 inspections 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	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	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	Details on mobile homes if allowed
Is property part of an HOA or POA?	Found this link online: https://kffeunit1hoa.com/ - But they can only provide information to the owners. Unable	Is the land part of an existing Home owners association?
HOA or POA dues if any:	Per location, property doesn't appear to be part of this HOA.	What are the dues?
Subdivision CC&R availability:	Unable to locate online.	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 Number: 2010-010676	Reception / Book / Page #'s
Notes:	N/A	Anything you think is important to note?
Utility Information		
Water?	Would have to drill a well	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?	Would have to contact Pacific Power & Light (+18882217070) or Klamath Falls Utilities Department (+15418835366)	Is there service available in the area? List contact info.
Gas?	Would have to contact Ferrellgas (+15418264664)	Is there service available in the area? List contact info.
Waste?	Would have to contact Beatty Transfer Station or Klamath Regional Disposal (+15412730802)	Is there service available in the area? List contact info.
Notes:	Power poles visible on Pheasant Lane to east. Would need to run lines or use solar / generator.	Anything you think is important to note?
County Contact Information		
County Website:	https://www.klamathcounty.org/	Website Link
Assessor Website:	https://www.klamathcounty.org/353/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://kcqis.maps.arcgis.com/apps/MapTools/index.html?appid=8645f66780c142b0a680d67ea6f9c683	Website Link
Zoning Link:	https://www.klamathcounty.org/225/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?