



PARCEL REVIEW

DUE DILIGENCE REPORT

Property Details

Owner Name(s):	MASON, RANDOLPH G	Listed on Tax Record
Assessor's Parcel Number:	R240983	APN, Property ID, Map-Tax-Lot ID, Geo ID, Account #
Address:	Duke Dr, Chiloquin, OR 97624	#, street name, city, state, zip (if applicable)
County:	Klamath County, OREGON	County property is located in
Subdivision:	OREGON SHORES UNIT 2	Is the property in a subdivision?
Lot number:	23	What is the lot number (if applicable)
Legal Description:	OREGON SHORES UNIT 2 1ST ADDITION TRACT 1184, BLOCK 44, LOT 23	Listed on Tax Record
TRS:	T35S R7E S18	Township, Range & Section (if applicable)
Parcel size:	0.47 acres	What is the acre size?
Terrain type:	Hill / Slope	What is the land like? (desert/forest/hill/mountain/plain)
Elevation:	1305.0 m or 4281.5 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/KLx1AGKxYmHOZjDs9	Link to property from google maps
GPS Coordinates:	42.5399, -121.9202	Coordinates for this property
GPS Coordinates (4 corners):	42.5402, -121.9201 - ne 42.5399, -121.9198 - e 42.5397, -121.9203 - sw 42.5399, -121.9206 - w	Coordinates from all 4 corners of this property
Access to property:	Duke Drive	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:	US-97	Use google map
Closest major city:	Klamath Falls, OR 97601 (30 min (25.2 miles)	Use google map to get mileage/locations
Closest small town:	Chiloquin, Oregon 97624 (9 min (4.8 miles)	Use google map to get mileage/locations
Closest gas station:	Crater Lake Junction Travel Center, 34315 The Dalles-California Hwy, Chiloquin, OR 97624 (6 min (3.3 miles)	Use google map to get mileage/locations
Nearby attractions:	Collier Logging Museum, 46000 US-97, Chiloquin, OR 97624 (12 min (8.8 miles) Fremont-Winema National Forest (24 min (17.2 miles) Fort Klamath Museum, 51400 OR-62, Fort Klamath, OR 97626 (15 min (11.6 miles)	Use google to get mileage/locations
Notes:	County GIS images seem to be slightly off which may cause inaccuracies with 4-corners GPS coordinates.	Anything you think is important to note?

Property Tax Information

Assessed property value:	\$6,680.00	Per Assesor's Website
Actual property value:	\$6,680.00	Per Assesor's Website (if different from assessed)
Back taxes owed? If so amount owed:	Yes, \$73.39	Yes/ No & Amount if applicable
Tax Liens? If so amount owed:	No	Yes/ No & Amount if applicable
Annual property taxes:	\$75.66	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 - 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 a 6 month period - 42 days total in a year. (ONLY IN DESIGNATED AREAS / PER POA)	Details on camping if allowed
Are RV's allowed?	Yes	Are RV's allowed? Yes/No
RV restrictions if any:	21 days for a 6 month period - 42 days total in a year. (ONLY IN DESIGNATED AREAS / PER POA)	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. (SEE POA RESTRICTIONS)	Details on mobile homes if allowed
Is property part of an HOA or POA?	Yes it appears to be, but they provide information to owners only Web: http://osrc2.org/ ; (541) 783-2022	Is the land part of an existing Home owners association?
HOA or POA dues if any:	\$200/ LOT yearly, but unable to confirm amount due if any. Only property owner can check.	What are the dues?
Subdivision CC&R availability:	CC&R are attached (more information available here: http://osrc2.org/important-documents)	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 # 91-3860	Reception / Book / Page #'s
Notes:	Please review CC&Rs for additional details and before building anything. Information updated above is based on County Restrictions.	Anything you think is important to note?
Utility Information		
Water?	Would have to contact POA (541) 783-2022 for well usage	What does the property call for - City or Well?
Sewer / Septic?	Would have to install Septic system.	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) or Blue Star Gas - Medford Co. (+15418268683)	Is there service available in the area? List contact info.
Waste?	Would have to contact WM (541) 884-7706, Klamath County Landfill (541) 883-4697	Is there service available in the area? List contact info.
Notes:	Would have to confirm water with POA. They can only provide information to the owners.	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://kcgis.maps.arcgis.com/apps/MapTools/index.html?appid=B645f66780c142b0a680d67ea6f9c683	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?