PARCEL REVIEW
DUE DILIGENCE REPORT

Property Details		
Owner Name(s):	MARKL LEONA & PAUL SCOTT	Listed on Tax Record
Assessor's Parcel Number:	R241269	APN, Property ID, Map-Tax-Lot ID, Geo ID, Account #
Address:	Treeland Ct, 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:	8	What is the lot number (If applicable)
Legal Description:	OREGON SHORES UNIT 2 1ST ADDITION TRACT 1184, BLOCK 44, LOT 8	Listed on Tax Record
TRS:	T35S R7E S18	Township, Range & Section (If applicable)
Parcel size:	0.42 acres	What is the acre size?
Terrain type:	Slope	What is the land like? (desert/forest/hill/mountain/plain)
Elevation:	1312.0 m or 4304.5 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/tT9bGh2qXH3VR1Hr7	Link to property from google maps
GPS Coordinates:	42.5434, -121.9198	Coordinates for this property
GPS Coordinates (4 corners):	42.5436, -121.9201 - nw 42.5436, -121.9198 - n 42.5436, -121.9197 - ne 42.5432, -121.9196 - se 42.5431, -121.9204 - sw	Coordinates from all 4 corners of this property
Access to property:	Treeland Court	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 (31 min (25.6 miles)	Use google map to get mileage/locations
Closest small town:	Chiloquin, Oregon 97624 (11 min (5.2 miles)	Use google map to get mileage/locations
Closest gas station:	Fuel Commander Cardlock - Ed Staub & Sons, N, 38111 US-97, Chiloquin, OR 97639 (9 min (4.2 miles)	Use google map to get mileage/locations
Nearby attractions:	Collier Logging Museum, 46000 US-97, Chiloquin, OR 97624 (15 min (9.2 miles) Fort Klamath Museum, 51400 OR-62, Fort Klamath, OR 97626 (15 min (11.2 miles) Crater Lake ZipLine, 29840 OR-140, Klamath Falls, OR 97601 (37 min (33.6 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:	$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:	**This is the amount due for 2021**	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 availble 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# 2018-12625	Reception / Book / Page #'s
Notes:	**Please review CC&Rs for additional details and before building anything. Information updated above is based on**	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:	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/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=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?	