



PARCEL REVIEW

DUE DILIGENCE REPORT

Property Details

Owner Name(s):	HARMON JACK L & TAMSAN	Listed on Tax Record
Assessor's Parcel Number:	R260416	APN, Property ID, Map-Tax-Lot ID, Geo ID, Account #
Address:	Hill Rd, Chiloquin, OR 97624	#, street name, city, state, zip (if applicable)
County:	Klamath County, Oregon	County property is located in
Subdivision:	KLAMATH FOREST ESTATES	Is the property in a subdivision?
Lot number:	54	What is the lot number (if applicable)
Legal Description:	KLAMATH FOREST ESTATES BLK-4 LOT-54	Listed on Tax Record
TRS:	T35s R10e S15	Township, Range & Section (if applicable)
Parcel size:	3.88 acres	What is the acre size?
Terrain type:	Plain / Slope	What is the land like? (desert/forest/hill/mountain/plain)
Elevation:	1432.0 m or 4698.2 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/tFwWwEM5sPNm5CHy3	Link to property from google maps
GPS Coordinates:	42.536484, -121.515298	Coordinates for this property
GPS Coordinates (4 corners):	42.536902, -121.516402 nw 42.536898, -121.514079 ne 42.536179, -121.514069 se 42.536176, -121.516531 sw	Coordinates from all 4 corners of this property
Access to property:	Hill Road	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, OR-140	Use google map
Closest major city:	Klamath Falls, OR 97601 (48 miles; 1 hour, 3 minutes)	Use google map to get mileage/locations
Closest small town:	Chiloquin, Oregon 97624 (20.8 miles; 32 minutes)	Use google map to get mileage/locations
Closest gas station:	Fuel Commander Cardlock - Ed Staub & Sons, N, 38111 US-97, Chiloquin, OR 97639 (21.9 miles; 33 minutes)	Use google map to get mileage/locations
Nearby attractions:	Collier Logging Museum, 46000 US-97, Chiloquin, OR 97624 (25.6 miles; 38 minutes) Spring Creek Headwaters, Spring Creek, Chiloquin, OR 97624 (32.4 miles; 52 minutes) Fort Klamath Museum, 51400 OR-62, Fort Klamath, OR 97626 (32.1 miles; 44 minutes)	Use google to get mileage/locations
Notes:	N/A	Anything you think is important to note?

Property Tax Information

Assessed property value:	\$4,560.00	Per Assessor's Website
Actual property value:	\$6,980.00	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:	\$55.55	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 to determine if property is associated with this HOA.	Is the land part of an existing Home owners association?
HOA or POA dues if any:	N/A	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 No: M72-6245	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 ED STAUB & SONS PETROLEUM (+15418845167) or Fuel Commander Cardlock - Ed Staub & Sons (+18668224655)	Is there service available in the area? List contact info.
Waste?	Would have to contact Republic Services (+15412730802) or Klamath Regional Disposal (+15412730802)	Is there service available in the area? List contact info.
Notes:	Utilities may be difficult to obtain due to location. No visible power poles on the property, solar / generator may be required.	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://kcois.maps.arcgis.com/apps/MapTools/index.html?appid=b645866780c142b0a680d67aa6f9c683	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?