



# PARCEL REVIEW

## DUE DILIGENCE REPORT

### Property Details

Owner Name(s):	FUKUNAGA, RODNEY R.	Listed on Tax Record
Assessor's Parcel Number:	Property ID: 470920 MTL: 3811-016C0-00800	APN, Property ID, Map-Tax-Lot ID, Geo ID, Account #
Address:	Bufflehead Dr, Bonanza, OR 97623	#, street name, city, state, zip
County:	Klamath County, Oregon	County property is located in
Subdivision:	KLAMATH FALLS FOREST ESTATES HWY 66 PLAT #2	Is the property in a subdivision?
Lot number:	16	What is the lot number (If applicable)
Legal Description:	KLAMATH FALLS FOREST ESTATES HWY 66 PLAT #2 BLK-60 LOT-16	Listed on Tax Record
TRS:	T38s R11e S16	Township, Range & Section (If applicable)
Parcel size:	2.22 acres	What is the acre size
Terrain type:	Plain	What is the land like? (desert/forest/hill/mountain/plain)
Notes:	N/A	Anything you think is important to note?

### \*Property Location / Access

Google map link:	<a href="https://goo.gl/maps/9cEX3U1R7V314MXy9">https://goo.gl/maps/9cEX3U1R7V314MXy9</a>	Link to property from google maps
GPS Coordinates:	42.270150, -121.419041	Coordinates for this property
GPS Coordinates (4 corners):	42.270716, -121.418389 NE 42.270247, -121.418032 E 42.269573, -121.419605 SW 42.270035, -121.419962 W	Coordinates from all 4 corners of this property
Access to property:	Bufflehead Drive	Is there direct access to property if so what roads/streets?
Road surface/type:	Paved	What are the roads like (dirt/paved,etc)?
Who maintains roads:	County	City or County or not maintained?
Closest highways:	OR-140	Use google map
Closest major city:	Klamath Falls, Oregon (29.1 miles; 45 minutes)	Use google map to get mileage/locations
Closest small town:	Bonanza, Oregon 97623 (8.7 miles; 17 minutes)	Use google map to get mileage/locations
Closest gas station:	Bonanza Big Springs Market, 31880 OR-70, Bonanza, OR 97623 (8.6 miles; 16 minutes)	Use google map to get mileage/locations
Nearby attractions:	Children's Museum of Klamath Falls, 711 E Main St, Klamath Falls, OR 97601 (28.4 miles; 44 minutes)	Use google to get mileage/locations
Walk Score:	0/100 Car Dependent	Use walkscore.com to get walk score
Bike Score:	25/100 Somewhat Bikeable	Use walkscore.com to get bike score
Notes:	N/A	Anything you think is important to note?

### Property Tax Information

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
Annual property taxes:	\$66.50	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 or Manufactured home -- Please see the attachment for more details	Homes, buildings, barns, etc
Time limit to build?	No Time limit - inspections need 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	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 manufactured after 1976 is allowed	Details on mobile homes if allowed
Is property part of an HOA or POA?	County does not have any information about this and nothing found online. Better to confirm with a title company or the owner.	Is the land part of an existing Home owners association?
HOA or POA dues if any:	N/A	What are the dues?
Deed restrictions?	Deed is attached	Are there deed restrictions? Yes/No (specify)
Notes:	N/A	Anything you think is important to note?
<b>Utility Information</b>		
Water?	Would have to drill a well or contact Bly Water & Sanitary District (541-353-2562)	What does the property call for - City or Well?
Sewer / Septic?	Would have to install a septic	What does the property call for - Serwer or Septic?
Electric?	Would have to contact Pacific power & Light (888-221-7070) or Klamath Falls Utilities (541-883-5366)	Is there service available in the area? List contact info.
Gas?	Would have to contact AmeriGas (541-882-6804) or ED STAUB & SONS PETROLEUM (530-667-2227)	Is there service available in the area? List contact info.
Waste?	Would have to contact Klamath County Landfill (541-883-4697) or Klamath Regional Disposal (541-273-0802)	Is there service available in the area? List contact info.
Notes:	<b>Utilities may be difficult to obtain due to location.</b>	Anything you think is important to note?
<b>County Contact Information</b>		
County Website:	<a href="https://www.klamathcounty.org/">https://www.klamathcounty.org/</a>	Website Link
Assessor Website:	<a href="https://www.klamathcounty.org/353/Assessor">https://www.klamathcounty.org/353/Assessor</a>	Website Link
Treasurer Website:	<a href="https://www.klamathcounty.org/247/Treasurers-Office">https://www.klamathcounty.org/247/Treasurers-Office</a>	Website Link
Recorder Website:	<a href="https://www.klamathcounty.org/465/Clerk-Elections">https://www.klamathcounty.org/465/Clerk-Elections</a>	Website Link
GIS Website:	<a href="https://kcgis.maps.arcgis.com/apps/MapTools/index.html?appid=8645f66780c142b0a680d67ea6f9c683">https://kcgis.maps.arcgis.com/apps/MapTools/index.html?appid=8645f66780c142b0a680d67ea6f9c683</a>	Website Link
Zoning Link:	<a href="https://www.klamathcounty.org/225/Planning-Division">https://www.klamathcounty.org/225/Planning-Division</a>	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?
<b>Notes</b>		