

MyBestLandDeals.com Due Diligence Sheet

LAND DATA

| QUESTION/S | DATA |
|---------------------------------------|---|
| APN / Parcel #: | R402727 |
| Lot Count: | Lot 19 |
| Property Address: | Bunting Rd, Bonanza, OR 97623 |
| County: | Klamath |
| State: | OR |
| Lot Number: | 3711-036D0-02200 |
| Legal Description: | KLAMATH FALLS FOREST ESTATES HWY 66 PLAT #4 BLK-111 LOT-19 |
| Parcel Size: | 2.28 acres |
| GPS Center Coordinates (Approximate): | 42.3128 |
| GPS Corner Coordinates (Approximate): | -121.3588 |
| Google map link: | https://maps.app.goo.gl/dQNYq41x3vKNyKC38 |
| Elevation: | Flat |
| Assessed Value: | \$4,790 |
| Market Value: | \$22,300 |
| Access to the property? | Dirt road |
| Is there a Structure | No |

ADDITIONAL LAND INFO

| QUESTION/S | DATA |
|--|--|
| Closest major city: | Klamath Falls, OR - 51 min |
| If No Address or 0 address: Closest Property with Numbered Address | Nearby 9330 WILLOW DR BONANZA, OR 97623 |
| Closest small town: | Altamont, OR - 43 min |
| Nearby attractions: | Crater Lake National Park, Lava Beds National Monument, Gerber Reservoir, Klamoya Casino, Miniature Railroads, Volcanic Legacy Scenic Byway, Mitchell Monument |

COUNTY DATA

| QUESTION/S | DATA |
|--|---|
| Assessor Website | https://www.klamathcounty.org/353/Assessor |
| Assessor Contact | 541-883-5111 |
| Treasurer Website | https://www.klamathcounty.org/247/Treasurers-Office |
| Treasurer Contact | 541-851-2140 |
| Recorder/Clerk Website | https://www.klamathcounty.org/268/Surveyors-Office |
| Recorder/Clerk Contact | 541-883-4696 |
| Zoning or Planning Department Website | https://www.klamathcounty.org/268/Surveyors-Office |
| Zoning or Planning Department Contact | 541-883-4696 |
| County Environmental Health Department Website | https://www.klamathcounty.org/378/Public-Health |
| County Environmental Health Department Contact | 541-882-8846 |
| GIS Website | https://www.arcgis.com/apps/webappviewer/index.html?id=664411956da94614a80be24849b74c |
| CAD Website | https://assessor.klamathcounty.org/PSO/detail/402727/R |

TAX DATA

| QUESTION/S | DATA |
|--|--|
| Are the taxes of this property current or delinquent? | Current |
| How much is the annual property tax? | \$58.86 |
| Are there any tax liens for this property? | No |
| Is property part of an HOA (Home Owners Association) or any communities? | Yes Klamath Falls Forest Estates |
| How much is the annual HOA due? | |
| Are there any HOA dues? | \$17/month for snow removal and road maitenance. |

ZONING DATA

| QUESTION/S | DATA |
|---|---|
| What is the zoning of the property? | R2 |
| Terrain type? | Flat |
| Property use code? | 400 - RURAL VACANT |
| Is the land cleared? | Partly |
| Is the property buildable? (| Yes |
| What can be built on the property? | Up to two dwellings of any type on the property according to Zoning |
| Can we camp on the property? | Yes |
| Are RV's allowed on the property? | Yes |
| Are Mobile homes allowed on the property? | Yes |

| | |
|--|--|
| Are tiny houses or small cabins allowed in the property? | Yes |
| Are there any building height restrictions? | No |
| Is the property in a flood zone and if so what needs to be done to the lot in order to build? | No |
| | Link to FEMA website |
| Is property wetland? | No |
| | Link to Wetland website |
| UTILITIES DATA | |
| QUESTION/S | DATA |
| Is the property located inside or outside city limit? | Outside City Limits |
| Does the property have water connected? | No |
| If NO: | Needs well |
| Does the property currently have Sewer or septic? | None |
| | Needs septic |
| Does the property currently have electricty connected? | Power line at 1/4 mile from the property |
| DISCLAIMER | |
| **Buyers are responsible for confirming all information themselves before buying. This information is not guaranteed. M WhiteCube LLC (MyBestLandDeals.com) is not responsible for any incorrect information in this document** | |