

DUE DILIGENCE PROPERTY REPORT	
Parcel #	282358
Map and Taxlot	R-3511-014B0-08800-000
Acres	1.53
Square Feet of Land	66,647
Property Address	Road 4464/Kleinrock Rd, Chiloquin OR 97621
County	Klamath
S-T-R	14-35S-11E
Legal	OREGON PINES Blk 23 Lot 9
GPS Center	42.536355, -121.381007
GPS NW	42.536542, -121.381742
GPS NE	42.536747, -121.380928
GPS SE	42.536000, -121.380575
GPS SW	42.535900, -121.381572
Google Map Link	https://goo.gl/maps/AVga2qzxew2UiwsS9
Directions to Property	From Beatty head West on OR-140 W toward Godowa Springs Rd (125 ft). Turn right onto Godowa Springs Rd (3.0 mi). Turn left onto Drews Rd (0.7 mi). Turn right onto Oregon Pines Rd (6.2 mi). Continue onto NF-4464 (0.8 mi). Turn right onto Kleinrock Rd (190 ft) Destination will be on the right.
PROPERTY INFO:	
Property Class	400-Rural/Agricultural Vacant Land
Land Cover	100% Shrub/Scrub
Road Surface	County maintained Dirt rd
Road Access	Corner Lot- Direct Access to Kleinrock Rd & Oregon Pines Rd/NF-4464
Waterfront Access	NO
Wetlands	Near Wetland but not touching the property
Topography	Flat to Rolling (Mountain views)
Elevation	4675 Ft 1425 M
Slope	-5.90%
Flood Zone	Not in Flood Hazard Area
School District	Klamath County School District
Adjacent Property Owners	Private Owners
Property borders public land?	NO
City Limits	Outside

ZONING (as per assessor)	Rural Residential (R-2) - 2 Acres min., 1 dwelling per lot/parcel <u>Permitted Uses:</u> Single-family dwelling, Manufactured Home, Essential Services, Small Animals (not to exceed 24 animals per acre), Large Animals (not to exceed 2 animals per acre), Home Day Care, Residential Care Home, Residential Care Facility, Accessory Buildings & Uses, Community Park, Emergency Services <u>Conditional Uses:</u> Extensive Impact Services & Utilities, Cemeteries, Schools, Community Assembly, Churches, Animal Raising-Specialty, Kennel, Bed & Breakfast, Mobile Home
OWNER INFO & TAXES:	
Current Owner Name	HOUSTON SARAH M TRUSTEE & HOUSTON FAMILY TRUST
Mailing Owner Address	2056 W 70th St, Los Angeles CA 90047
Last Sale Date	Date: 08-30-1978
Assessed Value (2022)	\$3,480
Annual Property Taxes (2022)	\$47.04
Are there any Back Taxes?	NO
Are there any Tax Liens?	NO
GRAND TOTAL DUES	\$0.00
UTILITIES:	
HOA/POA	None
Electricity	Solar or Generator. No Power Post near the area. Can also inquire at Klamath Falls Utilities Dep't (541) 883-5366
Sewer or Septic	would be Septic Tank
Water	would be Well or Hauled
Gas	Propane Tanks
Waste	Inquire at Sprague River Transfer Station (541) 883-5121 Opens: Thursday-Saturday 8:30 AM to 4:00 PM
Phone	Cellular
Internet/Cable	Satellite

Nearby Amenities (Approximate distance)	Squaw Flat Store - Sprague River (12 mi) Whistler's Trading Post Inc - Sprague River (13 mi) Dollar General - Chiloquin (36 mi) Chevron - Klamath Falls (47 mi) Town & Country Shopping Center - Klamath Falls (48 mi)
Nearby Restaurants (Approximate distance)	Molly's Crater Lake Diner - Chiloquin (35 mi) The TP in Chiloquin Restaurant (36 mi)
Nearby Attractions (Approximate distance)	Train Mountain Railroad Museum - Chiloquin (37 mi) Collier Logging Museum - Chiloquin (40 mi) Upper Klamath National Wildlife Refuge - Klamath Falls (50 mi) Hagelstein County Park - Klamath Falls (51 mi) Crater Lake National Park (55 mi)
Closest Towns & Major Cities (Approximate distance)	Beatty (11 mi) Sprague River (12 mi) Bly (24 mi) Chiloquin (35 mi) Klamath Falls (51 mi) Reno NV (276 mi) Portland (288 mi) Sacramento CA (345 mi)
LINKS TO BUILDING INFO:	
County Appraiser	Phone: (541) 883-5111 http://assessor.klamathcounty.org/publicpropertywebquery/
County Tax	Phone: (541) 883-4297 https://www.paydici.com/klamath-county-or/search/new
County Recorder	Phone: (541) 883-5134 https://clerk.klamathcounty.org/DigitalResearchRoomPublic

Klamath County
2022 Real Property Assessment Report
Account 282358

Map 3511-014B0-08800
Code - Tax ID 072 - 282358

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr OREGON PINES
Block - 23 Lot - 9

Mailing HOUSTON SARAH M TRUSTEE &
HOUSTON FAMILY TRUST
2056 W 70TH ST
LOS ANGELES CA 90047

Deed Reference # See Record
Sales Date/Price See Record
Appraiser LEONARD HILL

Property Class 400 **MA** **SA** **NH**
RMV Class 400 11 51 000

Site	Situs Address	City
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Value Summary					
Code Area		RMV	MAV	AV	RMV Exception CPR %
072	Land	4,290		Land	0
	Impr	0		Impr	0
Code Area Total		4,290	3,480	3,480	0
Grand Total		4,290	3,480	3,480	0

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
072	1	☒		R2	Residential Site	127	1.53 AC		4,290
Code Area Total							1.53		4,290

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV

Exemptions / Special Assessments / Notations			
Fire Patrol	Amount	Acres	Year
■ FIRE PATROL SURCHARGE	47.50		2022
Code Area 072			
Fire Patrol	Amount	Acres	Year
■ KLAMATH LAKE GRAZING	18.75	1.53	2022
■ KLAMATH LAKE TIMBER	0.00	0.00	2022

Tax Account History
KLAMATH COUNTY TAX COLLECTOR
305 MAIN STREET ROOM 121
KLAMATH FALLS, OR 97601
(541) 883-4297

4-Jun-2023

Tax Account #	282358	Lender Name	
Account Status	A	Lender ID	
Roll Type	Real	Property ID	072
Situs Address			

Tax Year	Tax Type	Due Date	Trans Type	Sub Type	As Of Date	Amount Received	Tax Due	Discount Amount	Interest Charged	Refund Interest
2022	ADVA	11-15-2022	IMPOSED	TAXROLL	11-15-2022	\$0.00	\$47.04	\$0.00	\$0.00	\$0.00
2022	ADVA	11-15-2022	PAYMENT	RECEIPT	10-26-2022	\$47.04	(\$48.45)	\$1.41	\$0.00	\$0.00
2022	ADVA	11-15-2022	PAYMENT	PAYMENT ADJUSTMENT	10-26-2022	\$0.00	\$1.41	\$0.00	\$0.00	\$0.00
							\$0.00			
2021	ADVA	11-15-2021	IMPOSED	TAXROLL	11-15-2021	\$0.00	\$46.12	\$0.00	\$0.00	\$0.00
2021	ADVA	11-15-2021	PAYMENT	RECEIPT	11-10-2021	\$44.74	(\$46.12)	\$1.38	\$0.00	\$0.00
							\$0.00			
2020	ADVA	11-15-2020	IMPOSED	TAXROLL	11-15-2020	\$0.00	\$45.79	\$0.00	\$0.00	\$0.00
2020	ADVA	11-15-2020	PAYMENT	RECEIPT	11-13-2020	\$44.42	(\$45.79)	\$1.37	\$0.00	\$0.00
							\$0.00			
2019	ADVA	11-15-2019	IMPOSED	TAXROLL	11-15-2019	\$0.00	\$45.88	\$0.00	\$0.00	\$0.00
2019	ADVA	11-15-2019	PAYMENT	RECEIPT	11-06-2019	\$44.50	(\$45.88)	\$1.38	\$0.00	\$0.00
							\$0.00			
2018	ADVA	11-15-2018	IMPOSED	TAXROLL	11-15-2018	\$0.00	\$45.55	\$0.00	\$0.00	\$0.00
2018	ADVA	11-15-2018	PAYMENT	RECEIPT	11-09-2018	\$44.18	(\$45.55)	\$1.37	\$0.00	\$0.00
							\$0.00			
2017	ADVA	11-15-2017	PAYMENT	RECEIPT	11-07-2017	\$43.61	(\$44.96)	\$1.35	\$0.00	\$0.00
2017	ADVA	11-15-2017	IMPOSED	TAXROLL	10-17-2017	\$0.00	\$44.96	\$0.00	\$0.00	\$0.00
							\$0.00			
2016	ADVA	11-15-2016	PAYMENT	RECEIPT	11-07-2016	\$42.96	(\$44.29)	\$1.33	\$0.00	\$0.00
2016	ADVA	11-15-2016	IMPOSED	TAXROLL	10-18-2016	\$0.00	\$44.29	\$0.00	\$0.00	\$0.00
							\$0.00			
2015	ADVA	11-15-2015	WRITE OFF	CREDIT BALANCE WRITE OFF - ORS 311.806	05-18-2016	\$0.00	\$1.30	\$0.00	\$0.00	\$0.00
2015	ADVA	11-15-2015	PAYMENT	RECEIPT	11-06-2015	\$42.16	(\$43.46)	\$1.30	\$0.00	\$0.00
2015	ADVA	11-15-2015	PAYMENT	OVERAGE	11-06-2015	\$0.00	(\$1.30)	\$0.00	\$0.00	\$0.00
2015	ADVA	11-15-2015	IMPOSED	TAXROLL	10-16-2015	\$0.00	\$43.46	\$0.00	\$0.00	\$0.00
							\$0.00			
2014	ADVA	11-15-2014	PAYMENT	RECEIPT	11-14-2014	\$40.96	(\$42.23)	\$1.27	\$0.00	\$0.00
2014	ADVA	11-15-2014	IMPOSED	TAXROLL	10-16-2014	\$0.00	\$42.23	\$0.00	\$0.00	\$0.00
							\$0.00			
2013	ADVA	11-15-2013	WRITE OFF	CREDIT BALANCE	05-22-2014	\$0.00	\$1.24	\$0.00	\$0.00	\$0.00

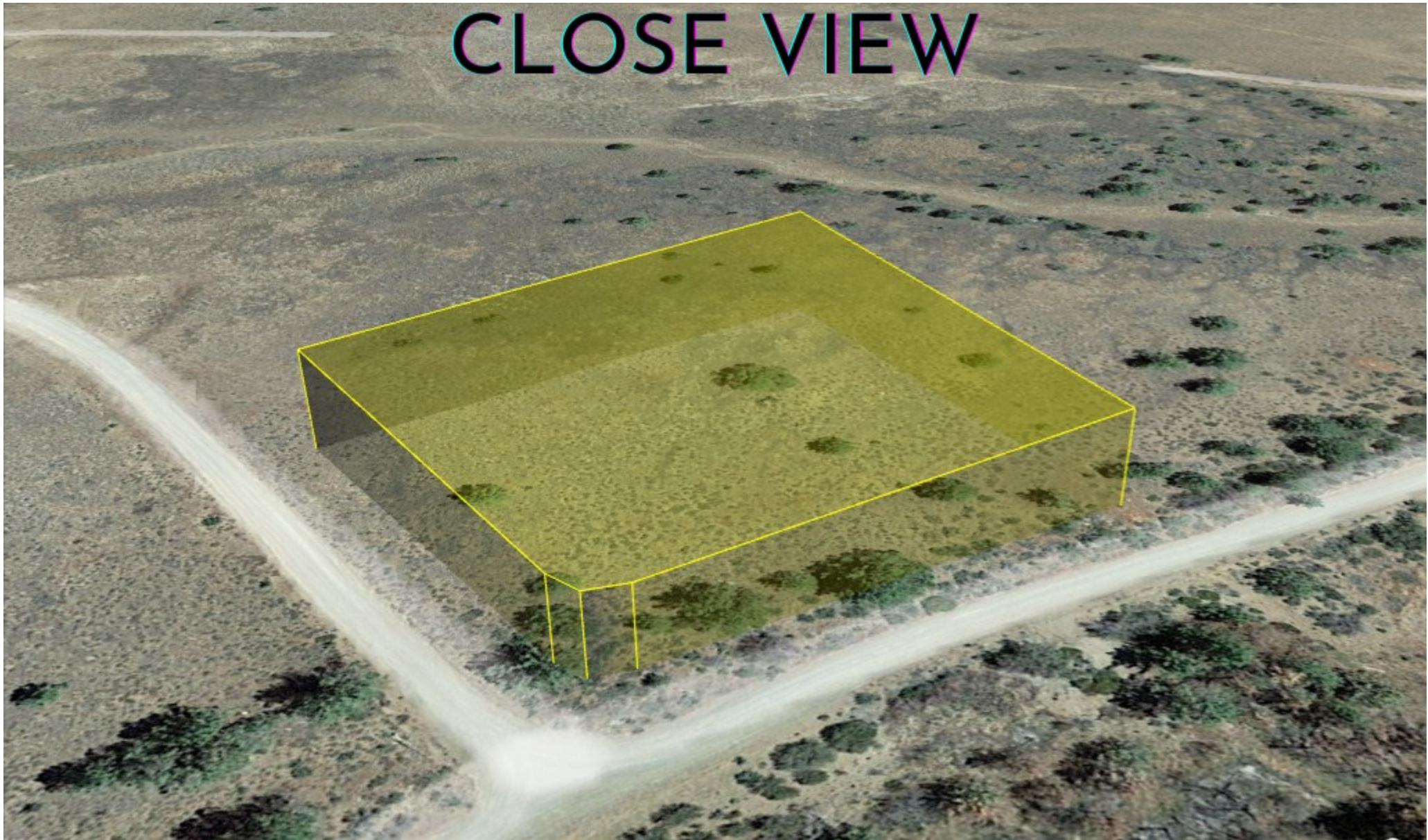
Tax Year	Tax Type	Due Date	Trans Type	Sub Type	As Of Date	Amount Received	Tax Due	Discount Amount	Interest Charged	Refund Interest
				WRITE OFF - ORS 311.806						
2013	ADVA	11-15-2013	PAYMENT	RECEIPT	11-14-2013	\$39.98	(\$41.22)	\$1.24	\$0.00	\$0.00
2013	ADVA	11-15-2013	PAYMENT	OVERAGE	11-14-2013	\$0.00	(\$1.24)	\$0.00	\$0.00	\$0.00
2013	ADVA	11-15-2013	IMPOSED	TAXROLL	10-16-2013	\$0.00	\$41.22	\$0.00	\$0.00	\$0.00
							\$0.00			
2012	ADVA	11-15-2012	PAYMENT	RECEIPT	11-05-2012	\$37.86	(\$39.03)	\$1.17	\$0.00	\$0.00
2012	ADVA	11-15-2012	IMPOSED	TAXROLL	10-16-2012	\$0.00	\$39.03	\$0.00	\$0.00	\$0.00
							\$0.00			
2011	ADVA	11-15-2011	PAYMENT	RECEIPT	11-15-2011	\$37.30	(\$38.45)	\$1.15	\$0.00	\$0.00
2011	ADVA	11-15-2011	IMPOSED	TAXROLL	10-18-2011	\$0.00	\$38.45	\$0.00	\$0.00	\$0.00
							\$0.00			
2010	ADVA	11-15-2010	PAYMENT	RECEIPT	11-09-2010	\$37.58	(\$38.74)	\$1.16	\$0.00	\$0.00
2010	ADVA	11-15-2010	IMPOSED	TAXROLL	10-18-2010	\$0.00	\$38.74	\$0.00	\$0.00	\$0.00
							\$0.00			
2009	ADVA	11-15-2009	PAYMENT	RECEIPT	11-04-2009	\$37.42	(\$38.58)	\$1.16	\$0.00	\$0.00
2009	ADVA	11-15-2009	IMPOSED	TAXROLL	10-16-2009	\$0.00	\$38.58	\$0.00	\$0.00	\$0.00
							\$0.00			
2008	ADVA	11-15-2008	PAYMENT	RECEIPT	11-04-2008	\$38.60	(\$39.79)	\$1.19	\$0.00	\$0.00
2008	ADVA	11-15-2008	IMPOSED	TAXROLL	10-02-2008	\$0.00	\$39.79	\$0.00	\$0.00	\$0.00
							\$0.00			
2007	ADVA	11-15-2007	PAYMENT	RECEIPT	11-15-2007	\$35.43	(\$36.53)	\$1.10	\$0.00	\$0.00
2007	ADVA	11-15-2007	IMPOSED	TAXROLL	11-15-2007	\$0.00	\$36.53	\$0.00	\$0.00	\$0.00
							\$0.00			
2006	ADVA	11-15-2006	PAYMENT	RECEIPT	11-07-2006	\$35.25	(\$36.34)	\$1.09	\$0.00	\$0.00
2006	ADVA	11-15-2006	IMPOSED	TAXROLL	09-29-2006	\$0.00	\$36.34	\$0.00	\$0.00	\$0.00
							\$0.00			
2005	ADVA	11-15-2005	PAYMENT	RECEIPT	10-25-2005	\$34.95	(\$36.03)	\$1.08	\$0.00	\$0.00
2005	ADVA	11-15-2005	IMPOSED	TAXROLL	09-29-2005	\$0.00	\$36.03	\$0.00	\$0.00	\$0.00
							\$0.00			
2004	ADVA	11-15-2004	PAYMENT	RECEIPT	11-04-2004	\$34.25	(\$35.31)	\$1.06	\$0.00	\$0.00
2004	ADVA	11-15-2004	IMPOSED	TAXROLL	10-01-2004	\$0.00	\$35.31	\$0.00	\$0.00	\$0.00
							\$0.00			
2003	ADVA	11-15-2003	PAYMENT	RECEIPT	11-17-2003	\$34.15	(\$35.21)	\$1.06	\$0.00	\$0.00
2003	ADVA	11-15-2003	IMPOSED	TAXROLL	10-03-2003	\$0.00	\$35.21	\$0.00	\$0.00	\$0.00
							\$0.00			
2002	ADVA	11-15-2002	PAYMENT	RECEIPT	11-04-2002	\$33.86	(\$34.91)	\$1.05	\$0.00	\$0.00
2002	ADVA	11-15-2002	IMPOSED	TAXROLL	10-05-2002	\$0.00	\$34.91	\$0.00	\$0.00	\$0.00
							\$0.00			
2001	ADVA	11-15-2001	PAYMENT	RECEIPT	11-06-2001	\$33.08	(\$34.10)	\$1.02	\$0.00	\$0.00
2001	ADVA	11-15-2001	IMPOSED	TAXROLL	10-05-2001	\$0.00	\$34.10	\$0.00	\$0.00	\$0.00
							\$0.00			
2000	ADVA	11-15-2000	WRITE OFF	CREDIT BALANCE WRITE OFF - ORS 311.806	06-22-2001	\$0.00	(\$2.35)	\$0.00	\$0.00	\$0.00
2000	ADVA	11-15-2000	PAYMENT	RECEIPT	11-14-2000	\$27.76	(\$28.33)	\$0.57	\$0.00	\$0.00

Tax Year	Tax Type	Due Date	Trans Type	Sub Type	As Of Date	Amount Received	Tax Due	Discount Amount	Interest Charged	Refund Interest
2000	ADVA	11-15-2000	IMPOSED	TAXROLL	10-03-2000	\$0.00	\$30.68	\$0.00	\$0.00	\$0.00
							\$0.00			
1999	ADVA	11-15-1999	WRITE OFF	CREDIT BALANCE WRITE OFF - ORS 311.806	02-06-2000	\$0.00	\$1.00	\$0.00	\$0.00	\$0.00
1999	ADVA	11-15-1999	PAYMENT	RECEIPT	11-08-1999	\$32.09	(\$33.08)	\$0.99	\$0.00	\$0.00
1999	ADVA	11-15-1999	PAYMENT	OVERAGE	11-08-1999	\$0.00	(\$1.00)	\$0.00	\$0.00	\$0.00
1999	ADVA	11-15-1999	IMPOSED	TAXROLL	10-07-1999	\$0.00	\$33.08	\$0.00	\$0.00	\$0.00
							\$0.00			
1998	ADVA	11-15-1998	PAYMENT	RECEIPT	11-15-1998	\$31.80	(\$32.78)	\$0.98	\$0.00	\$0.00
1998	ADVA	11-15-1998	IMPOSED	TAXROLL	10-07-1998	\$0.00	\$32.78	\$0.00	\$0.00	\$0.00
							\$0.00			
1997	ADVA	12-15-1997	PAYMENT	RECEIPT	12-15-1997	\$31.37	(\$32.34)	\$0.97	\$0.00	\$0.00
1997	ADVA	12-15-1997	IMPOSED	TAXROLL	11-13-1997	\$0.00	\$32.34	\$0.00	\$0.00	\$0.00
							\$0.00			
1996	ADVA	11-15-1996	PAYMENT	RECEIPT	11-15-1996	\$31.57	(\$32.55)	\$0.98	\$0.00	\$0.00
1996	ADVA	11-15-1996	IMPOSED	TAXROLL	10-04-1996	\$0.00	\$32.55	\$0.00	\$0.00	\$0.00
							\$0.00			
1995	ADVA	11-15-1995	PAYMENT	RECEIPT	11-15-1995	\$31.96	(\$32.95)	\$0.99	\$0.00	\$0.00
1995	ADVA	11-15-1995	IMPOSED	TAXROLL	10-01-1995	\$0.00	\$32.95	\$0.00	\$0.00	\$0.00
							\$0.00			
1994	ADVA	11-15-1994	PAYMENT	RECEIPT	11-15-1994	\$36.78	(\$37.92)	\$1.14	\$0.00	\$0.00
1994	ADVA	11-15-1994	IMPOSED	TAXROLL	10-01-1994	\$0.00	\$37.92	\$0.00	\$0.00	\$0.00
							\$0.00			
1993	ADVA	11-15-1993	PAYMENT	RECEIPT	11-15-1993	\$43.59	(\$44.94)	\$1.35	\$0.00	\$0.00
1993	ADVA	11-15-1993	IMPOSED	TAXROLL	10-01-1993	\$0.00	\$44.94	\$0.00	\$0.00	\$0.00
							\$0.00			
1992	ADVA	11-15-1992	PAYMENT	RECEIPT	11-15-1992	\$44.50	(\$45.88)	\$1.38	\$0.00	\$0.00
1992	ADVA	11-15-1992	IMPOSED	TAXROLL	10-01-1992	\$0.00	\$45.88	\$0.00	\$0.00	\$0.00
							\$0.00			
1991	ADVA	11-15-1991	PAYMENT	RECEIPT	11-15-1991	\$43.64	(\$44.99)	\$1.35	\$0.00	\$0.00
1991	ADVA	11-15-1991	IMPOSED	TAXROLL	10-01-1991	\$0.00	\$44.99	\$0.00	\$0.00	\$0.00
							\$0.00			
1990	ADVA	11-15-1990	PAYMENT	RECEIPT	11-05-1990	\$35.61	(\$36.71)	\$1.10	\$0.00	\$0.00
1990	ADVA	11-15-1990	IMPOSED	TAXROLL	10-01-1990	\$0.00	\$36.71	\$0.00	\$0.00	\$0.00
							\$0.00			

Access Road to Property



CLOSE VIEW



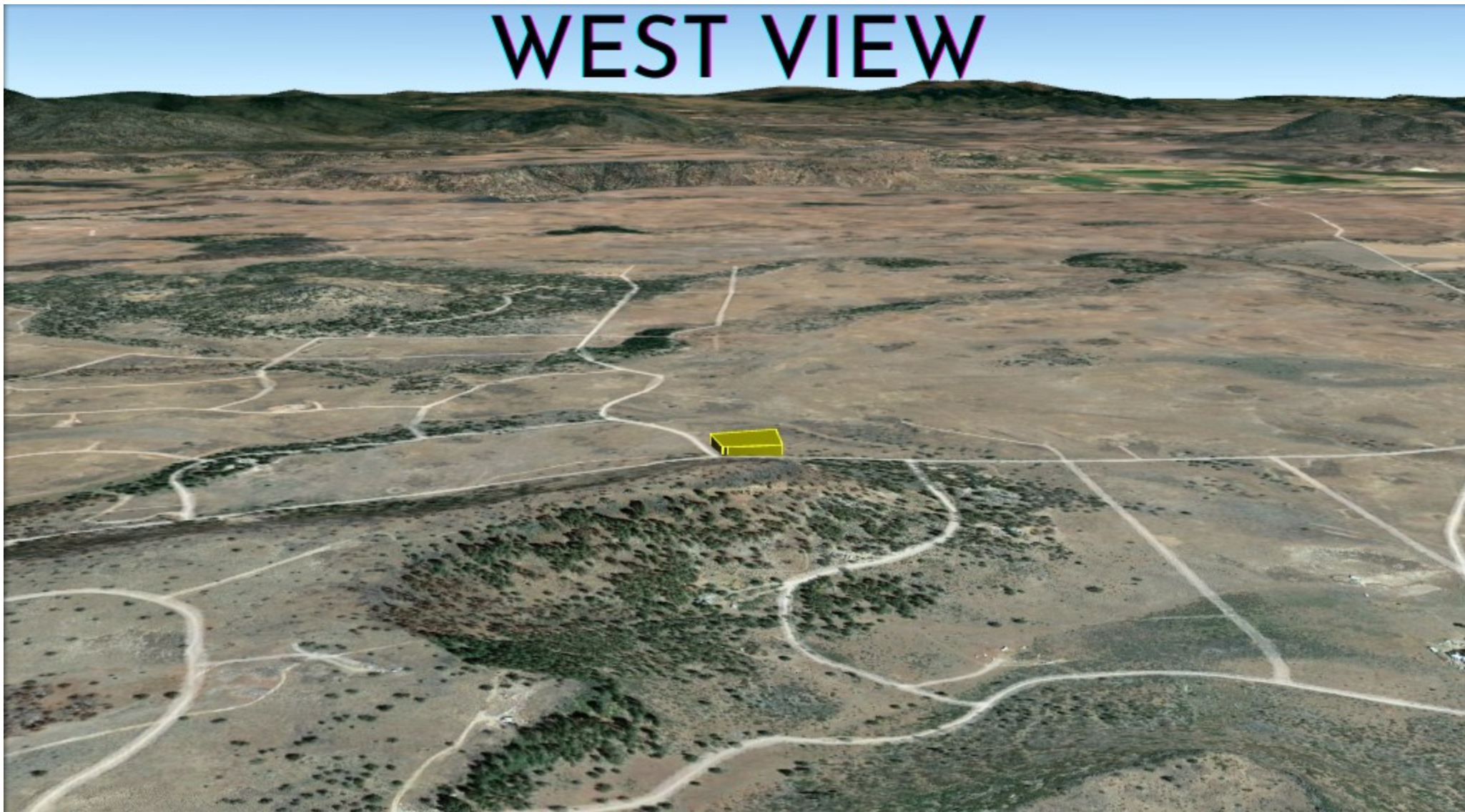
NORTH VIEW



EAST VIEW



WEST VIEW



SOUTH VIEW



AERIAL VIEW



Elevation & Slope



Flood Hazard & Wetlands

Floodplain



NOT INCLUDED

AREA NOT INCLUDED

