

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:	\$13,116
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 maintenance.

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
GENERAL DD NOTES FROM LM TEAM:	

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****