

# Info Sheet Block 4 Lot 22 Forest Estates Hwy 66 Plat #1

**APN:** R384051

**Legal Description:** Klamath Falls Forest Estates Hwy 66 Plat #1 Block 4 Lot 22

**County:** Klamath

**GPS Coordinates:** 42.364476, -121.408359

**Access:** Via Whitetail Ln (dirt road)

**Road Maintenance:** Klamath County Road Department

**Water:** Well (To be installed by buyer)

**Water Delivery Service:** None

**Power:** [Pacific Power and Light](#)

**Propane Delivery:** [Ed Staub & Sons Petroleum](#)

**Trash Service:** [Waste Management](#)

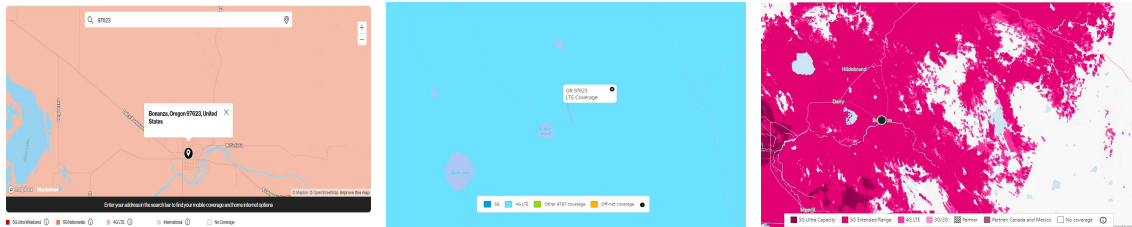
**Sewage:** Septic (To be installed by buyer)

**Zoning:** Residential

**Annual Taxes:** \$127.29

**Property Tax Status:** Current

**Cell Service:** Verizon: (4G LTE) , AT&T: (4G LTE) , T Mobile/Sprint: (5G Extended)



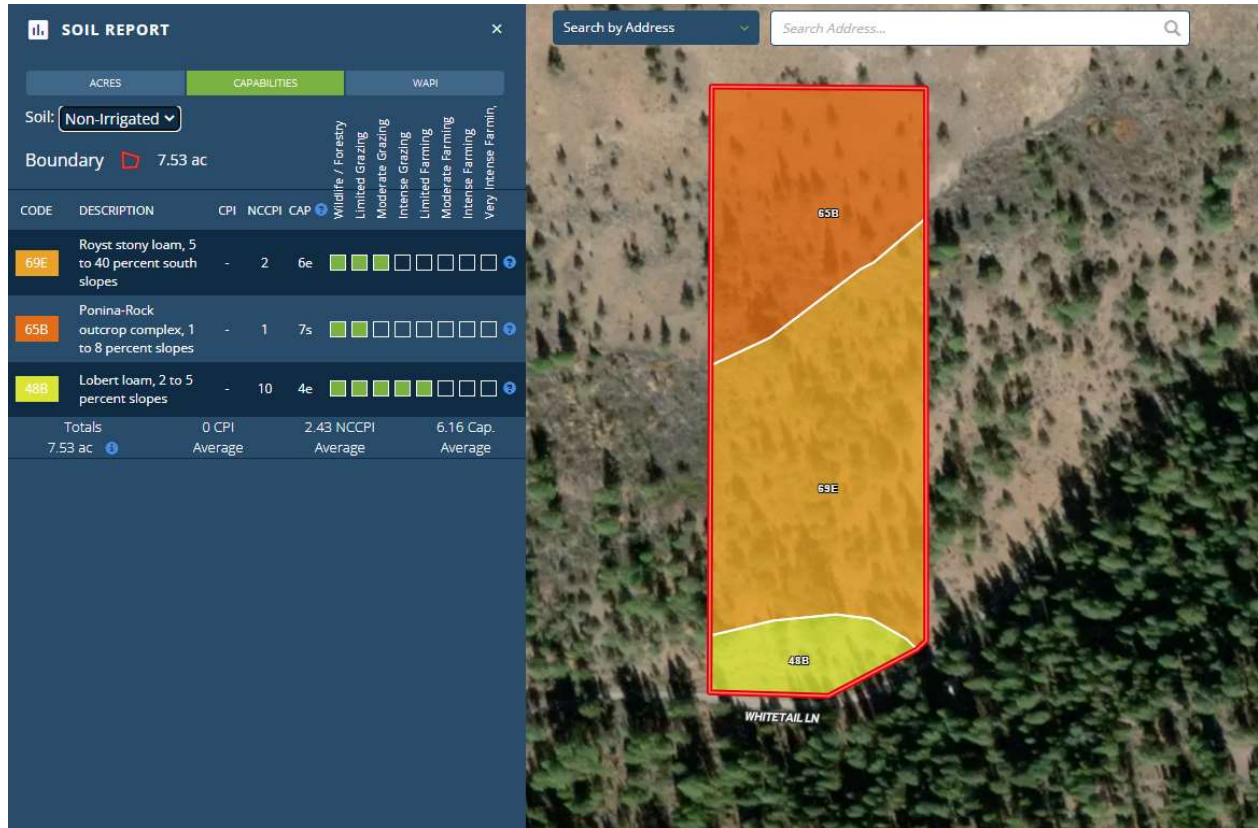
**Internet Service:** Viasat, CenturyLink, T-Home Internet

**FEMA Flood Zone:** No floodplain data.

**Wetlands:** The Palustrine System includes all nontidal wetlands. Surface water is present for extended periods. Classified as PEM1C.



**Terrain and Soil:** Royst stony loam, 5 to 40 percent south slopes. Lobert loam, 2 to 5 percent slopes. Good for moderate grazing and limited farming.



**Trees:** Unknown trees scattered throughout the property.

**Google Maps link:** <https://goo.gl/maps/4UWa5wxUfxPKeNqb6>

**Mapright Link:** <https://mapright.com/ranching/maps/4288f75fb4e41d705e30e795da092629/share>

**HOA:** [Klamath Falls Forest Estates Unit 1](#) HOA

**HOA Dues:** \$10 per property

**HOA Amenities:** Use and maintenance of roads.

**School District:** [Klamath County School District](#)

**See Schools:** <https://www.kcsd.k12.or.us/>

**Climate:**

Annual high temperature - 61°F

Annual low temperature - 32°F

Average annual precipitation - 15 in

Average annual snowfall - 29 in

**Nearby Places of Interest:**

- Crater Lake-Klamath Regional Airport - 41 mins away
- Sky Lakes Medical Center - 42 mins away
- Rogue Valley Mall - 1 hr 59 mins away
- Malin's Farmer's Market - 36 mins away
- Moore Park - 44 mins
- Bonanza Big Springs Park & Recreation - 19 mins away
- Klamath Basin National Wildlife Refuge - 47 mins away

**Nearest Major City:** Reno, NV

**Nearest City/Town:** Klamath Falls

**Building Restrictions and Land Use -**

<https://www.klamathcounty.org/DocumentCenter/View/2728/Chapter-50-PDF?bidId=>

**Build Time Limit:** 180 days with extension upon request.

**Minimum Sq footage:** As per the HOA

they believe it has to be greater than 250 sq ft for a permit to be approved.

**Max # buildings allowed:** 1 dwelling per lot or parcel and 1 accessory building

**Zoning:** Residential

**Zoning Uses By Right:** Residential

**Zoning Uses By Review:** Residential

**(Allowed: Y/N)**

**Single-Family Homes:** Y

**Modular Homes:**

**Manufactured Homes:** Y

**Mobile Homes:** Y Conditional Use. It would have to be a later model, manufactured after 1978

**Tiny Homes:** N

**Full-Time RV Living:** N

**Full-Time RV Living During Building Construction:** Y

**RV Camping:** Y

**Tent Camping:** Y

Camping on private property is allowed for up to 21 days in any 6 month period.

**Building Septic System Required:** Y

**Building Height Restriction:** 35 ft

**Property Setback - Front:** 25 ft

**Property Setback - Sides:** 10 ft

**Property Setback - Rear:** 25 ft

