



HAYDEN OUTDOORS[®] REAL ESTATE

Vladic River Ranch
32841 River Bend Rd, Chiloquin, OR

Property Profile
Presented By Dan Fox



Dan Fox

📍 Broker, Licensed in OR
✉ DFox@HaydenOutdoors.com
📞 541.480.0763

Dan is a lifelong veteran of the farm and ranch industry. Starting his journey as a youth helping his neighbors with their cattle, and progressing to running his own farming and cattle operations, Dan has amassed an immense amount of experience and knowledge in this industry. Along with managing operations for an international ag company, he has been intimately involved with the sale of some of the finest land holdings in Oregon, making a number of good friends along the way. Because of his connection to the land, Dan brings a personal interest to each property he works with, ensuring that it is presented in its best light to potential new owners. His expertise and friendly approach make him an excellent choice for anyone considering buying or selling rural property.

Highly recognized by many for his expertise, communication and attention to detail, Dan has helped dozens of CEO's, business owners, investors and professionals to navigate the sometimes difficult process of land transactions.

Dan is a proud member of the following organizations: Hayden Outdoors Real Estate; Past member of the Crook County Fair Board.

Awarded numerous times for being a multi-million-dollar seller of farm, ranch and recreational properties.

Licensed in Oregon as a Real Estate Broker with a past license in Crop Consulting.

Previous owner of Special Fx, a land & cattle company, Burnt Trucking LLC., and JD Real Estate Group LLC.

Whether you require his services or just have questions about marketing unique lands, Dan is always ready to use his skills to give you the confidence you want to get the results you desire for your land transactions.

Awards and Recognition:

2023-\$10+ Million Dollar Award for selling \$10.4 million in Farm, Ranch and Recreational properties.

2020-\$20+ Million Dollar Award for selling \$22.25 million in Farm, Ranch and Recreational properties.

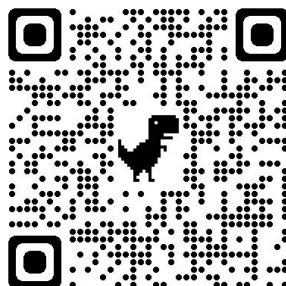
2018-\$10+ Million Dollar Award for selling \$13.5 million in Farm, Ranch and Recreational properties.

SUMMARY & DESCRIPTION

SQUARE FEET	4,856	BUILT	1979
BEDS/BATHS	4/2.5	GARAGE	Attached
ACRES	125.5		
HOA	No	CC&R's?	No
ZONED	EFU	TAXES	\$4,549
DEFERRED?	Yes	MAP/TL	3507-02100-01500 & 500
WATER	Well	IRRIGATION	None
POWER	PP&L	SHOP	40x60
SCHOOLS	Chiloquin & Sage	COUNTY	Klamath
GAME UNIT	31- KENO		

OFFERED AT \$2.1M

SEE THIS AND OTHER PROPERTIES I HAVE LISTED FOR SALE AT



LIST KIT

Klamath County Parcel Information



Parcel Information

Parcel #:	246950
Tax Lot:	3507-02000-00500
Record Type:	Real
Site Address:	
	OR 97624
Owner:	Vladic, Milan Trustee
Owner2:	Vladic, Wanda S Trustee
Owner Address:	PO Box 1233
	Chiloquin OR 97624 -
Twn/Range/Section:	35S / 07E / 20
Parcel Size:	5.00 Acres (217,800 SqFt)
Plat/Subdivision:	
Lot:	
Block:	
Census Tract/Block:	970202 / 3196
Waterfront:	Williamson River

Assessment Information

Market Value Land:	\$102,750.00
Market Value Impr:	\$84,780.00
Market Value Total:	\$187,530.00
Assessed Value Total:	\$52,959.00

Tax Information

Tax Year:	2024
Annual Tax:	\$467.08

Legal

Block: Lots:	
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Land

Cnty Land Use:	551 - Farm And Range Zoned Property Sp	Land Use Std:	7001 - Farm land
Zoning:	EFU-CG - Exclusive Farm Use (Cropland/Grazing)	Neighborhood:	
Watershed:	Hog Creek-Williamson River	Recreation:	
School District:	11 - Klamath County	Primary School:	Chiloquin Elementary School
Middle School:	Chiloquin High School	High School:	Chiloquin High School

Improvement

Year Built:		Fin. SqFt:		Floor 1 SqFt:	
Bedrooms:		Bathrooms:		Floor 2 SqFt:	
Basement Fin. SqFt:		Full Baths:		Fireplace:	
Attic Fin SqFt:		Garage:		Carport:	

Transfer Information

Loan Date:	09/04/2013	Loan Amt:		Doc Num:	10072	Doc Type:	Intrafamily Transfer & Dissolution
Loan Type:		Finance Type:		Lender:			
Rec. Date:	11/01/2005	Sale Price:	\$1,150,000.00	Doc Num:		Doc Type:	Deed
Owner:	Milan Vladic			Grantor:			
Orig. Loan Amt:				Title Co:			
Finance Type:		Loan Type:		Lender:			

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Klamath County
2024 Real Property Assessment Report
Account 246950

Map 3507-02000-00500
Code - Tax ID 118 - 246950

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr Metes & Bounds - See legal report for full description

Mailing VLADIC MILAN TRUSTEE &
VLADIC WANDA S TRUSTEE &
VLADIC FAMILY TRUST
PO BOX 1233
CHILOQUIN OR 97624

Deed Reference # See Record
Sales Date/Price See Record
Appraiser MARGARET KENNEALLY

Property Class 551 **MA SA NH**
RMV Class 551 09 38 000

Site	Situs Address	City
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Value Summary					
Code Area		RMV	MAV	AV	RMV Exception CPR %
118	Land	102,750		Land	0
	Impr	84,780		Impr	0
Code Area Total		187,530	38,670	51,417	0
Grand Total		187,530	38,670	51,417	0

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
118	1	☒		EFU-CG	Farm Use Zoned	100	4.98 AC	72.4	4,640
	3			EFU-CG	Farm Use Zoned	100	57.73 AC	75.4	98,060
	2	☒		EFU-CG	Farm Use Zoned	100	0.02 AC	CO.8	0
	4			EFU-CG	Farm Use Zoned	100	0.27 AC	CO.8	50
Code Area Total							63.00 AC		102,750

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
118	1		110	Residential Other Improvements	100	0			84,780
	2		323	HAY COVER	100	9,000			0
	3		349	FARM ANIMAL SHELTER	100	960			0
Code Area Total						9,960			84,780

Exemptions / Special Assessments / Notations									
Notations									
- POT'L ADD'L TAX LIABILITY ADDED 2018 - SPLIT CODE ACCOUNT - COMBINED ADDED 2024 CODE AREAS FROM ACCOUNTS 594440 COMBINED									

SUMMARY OF TAX ACCOUNT

KLAMATH COUNTY TAX COLLECTOR

305 MAIN STREET ROOM 121

KLAMATH FALLS, OR 97601

(541) 883-4297

25-Apr-2025

VLADIC MILAN TRUSTEE &
VLADIC WANDA S TRUSTEE &
VLADIC FAMILY TRUST
PO BOX 1233
CHILOQUIN OR 97624

Tax Account #	246950	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	118
Situs Address		Interest To	Apr 25, 2025

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$467.08	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$352.95	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$343.79	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$332.53	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$322.15	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$231.02	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$230.95	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$238.66	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$238.93	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$236.61	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$232.22	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$222.78	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$284.17	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$284.51	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$292.03	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$295.44	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$310.19	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$273.10	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$276.66	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$288.16	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$284.77	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$286.49	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$288.33	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$284.01	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$243.36	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$362.30	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$355.11	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$347.89	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$362.36	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$365.68	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$452.51	Nov 15, 1994
1993	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$330.03	Nov 15, 1993
1992	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$499.28	Nov 15, 1992
1991	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$654.72	Nov 15, 1991
1990	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$523.16	Nov 15, 1990

SUMMARY OF TAX ACCOUNT
KLAMATH COUNTY TAX COLLECTOR
305 MAIN STREET ROOM 121
KLAMATH FALLS, OR 97601
(541) 883-4297

25-Apr-2025

VLADIC MILAN TRUSTEE &
VLADIC WANDA S TRUSTEE &
VLADIC FAMILY TRUST
PO BOX 1233
CHILOQUIN OR 97624

Tax Account #	246950	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	118
Situs Address		Interest To	Apr 25, 2025

Tax Summary

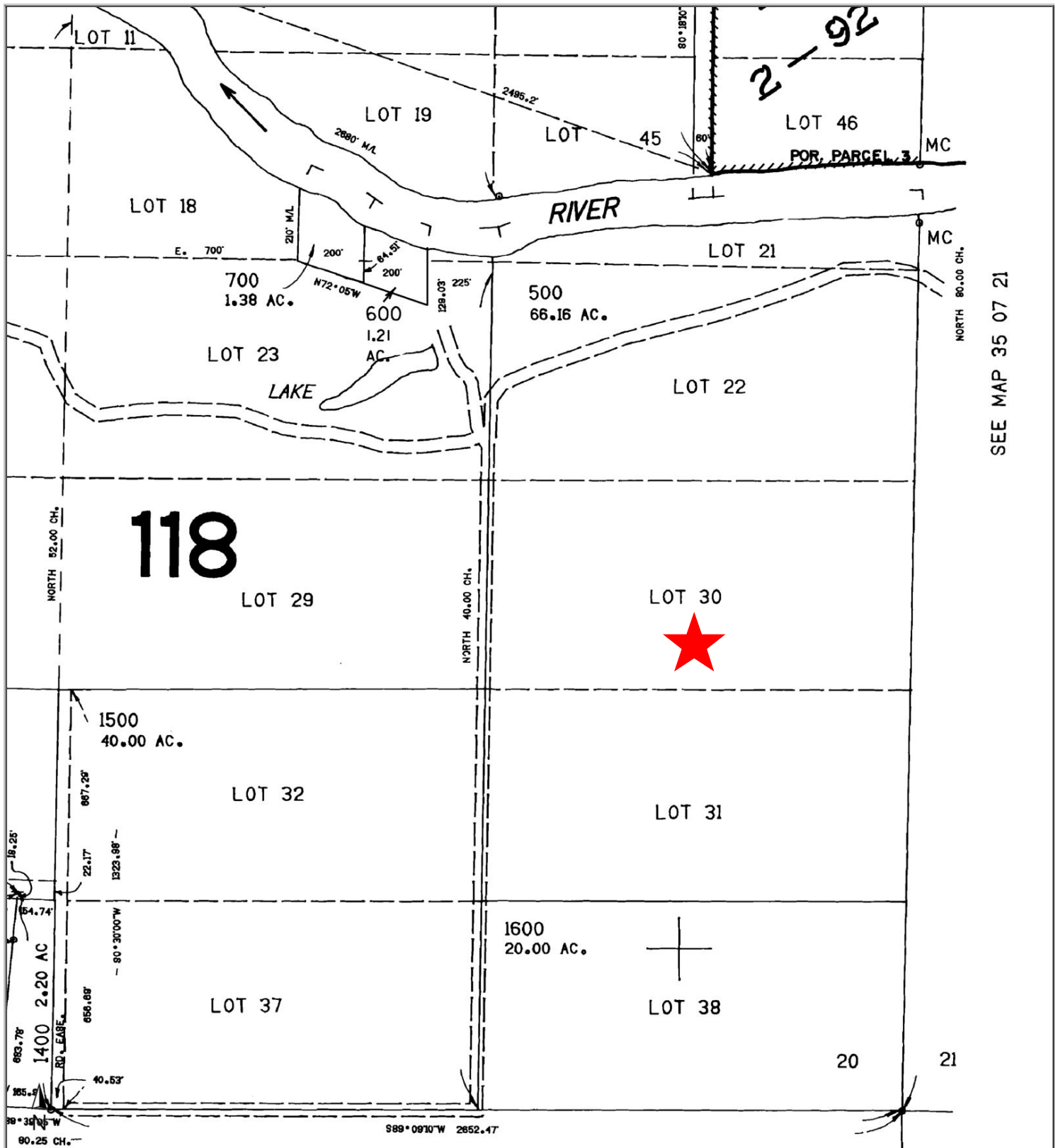
Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
Total		\$0.00	\$0.00	\$0.00	\$0.00		

TAX NOTATION...

NOTATION CODE	DATE ADDED	DESCRIPTION
FMR SPLIT CODE	27-Aug-2024	TAX ACCT #594440 COMBINED INTO #246950 RURAL FIRE/FIRE PATROL SPLIT CODE CONSOLIDATION



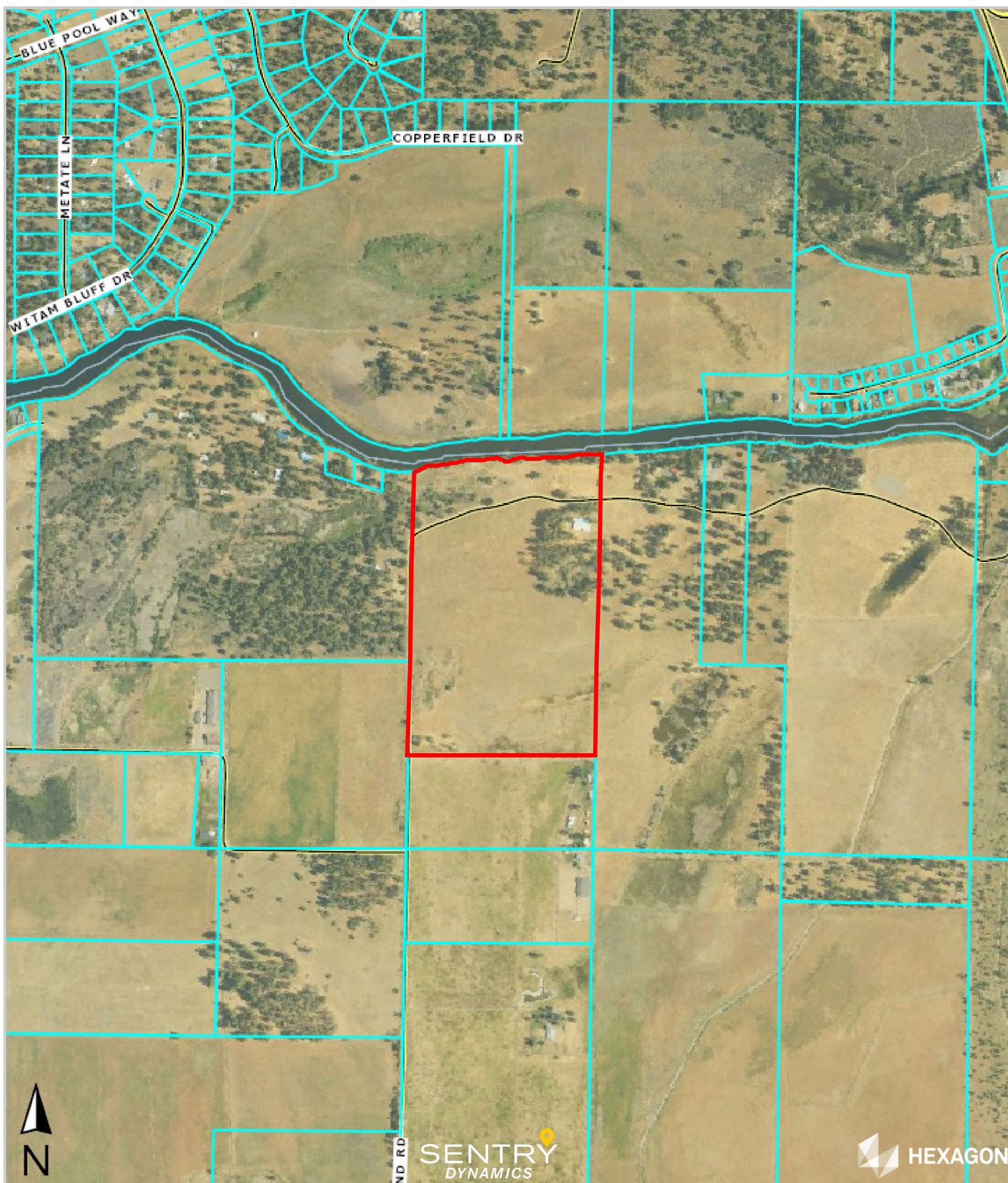
This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



SEE MAP 35 07 21

**ParcelID: 246950****Tax Account #: 3507-02000-00500****, OR 97624**

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



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2013-010072

Klamath County, Oregon



00141806201300100720030034

09/04/2013 09:37:03 AM

Fee: \$47.00

RECORDING REQUESTED BY

Susan J. Sanders-Young, C.F.L.S.

**AND WHEN RECORDED MAIL
TAX STATEMENTS TO:**

Milan Vladic
Wanda S. Vladic
1013 Elm Street
Ramona, California 92065

Space above line for Recorder's Use

Code 118 & 138 Map 3507-02100 TL 01500 KEY #248413

Code 138 & 118 Map 3507-02100 TL 01500 KEY #594137

Code 118 & 138 Map 3507-02000 TL 00500 KEY #246950

Code 138 & 118 Map 3507-02000 TL 00500 KEY #594440.

TRUST TRANSFER DEED

The undersigned Grantors declare under the penalty of perjury that the following is true and correct:

Documentary transfer tax is NONE. Not pursuant to a sale. No consideration. A transfer into a revocable trust. Rev. & Tax Code Section 11930.

This is a transfer into a revocable trust excusable from reassessment under Rev. & Tax Code Section 62(d).

FOR NO CONSIDERATION, GRANTORS Milan Vladic and Wanda S. Vladic, husband and wife, as Joint Tenants, hereby GRANT TO Milan Vladic and Wanda S. Vladic, Trustees of the Vladic Family Trust dated August 7, 2013, that real property in the City of Chiloquin, County of Klamath, State of Oregon, described as follows:

PARCEL 1:

A tract of land situated in Section 21, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

All of Government Lots 35 and 36 and that portion of Lots 18, 27 and 28 as described as follows:

Beginning at a 5/8" iron pin from which the Southwest corner of said Section 21 bears South 27°15' West, 1483.08 feet; thence North 00°06'45" East a distance of 1544.45 feet to a 5/8" iron pin on the left bank of Williamson River; thence Westerly along said left bank to the West line of said Section 21; thence South along said West line to the Northwest corner of Government Lot 35; thence East along the North line of said Lot to the point of beginning.

PARCEL 2:

Government Lots 21, 22, 30 and 31 in Section 20, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

Code 118 & 138 Map 3507-02100 TL 01500 KEY #248413

Code 138 & 118 Map 3507-02100 TL 01500 KEY #594137

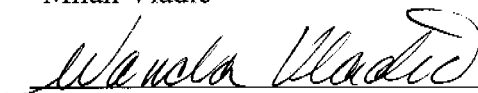
Code 118 & 138 Map 3507-02000 TL 00500 KEY #246950

Code 138 & 118 Map 3507-02000 TL 00500 KEY #594440.

Dated: August 7, 2013



Milan Vlado



Wanda S. Vlado

ACKNOWLEDGMENT

State of California)

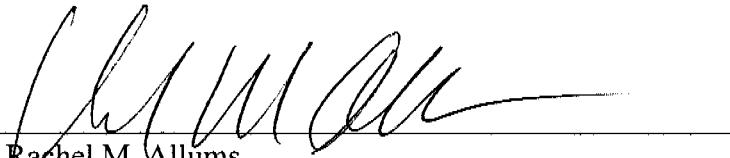
County of San Diego)

On August 7, 2013, before me, Rachel M. Allums, a notary public, personally appeared Milan Vladic and Wanda S. Vladic, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.





Rachel M. Allums

My commission expires on: September 18, 2014

(Seal)

Klamath County Parcel Information



Parcel Information

Parcel #:	248413
Tax Lot:	3507-02100-01500
Record Type:	Real
Site Address:	32841 River Bend Rd
	Chiloquin OR 97624 - 9744
Owner:	Vladic, Milan Trustee
Owner2:	Vladic, Wanda S Trustee
Owner Address:	PO Box 1233
	Chiloquin OR 97624 -
Twn/Range/Section:	35S / 07E / 21
Parcel Size:	5.00 Acres (217,800 SqFt)
Plat/Subdivision:	
Lot:	18,35
Block:	
Census Tract/Block:	970202 / 3196
Waterfront:	Williamson River

Assessment Information

Market Value Land:	\$85,700.00
Market Value Impr:	\$1,287,260.00
Market Value Total:	\$1,372,960.00
Assessed Value Total:	\$453,302.00

Tax Information

Tax Year:	2024
Annual Tax:	\$4,081.66

Legal

Block: Lots:	
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Land

Cnty Land Use:	551 - Farm And Range Zoned Property Sp	Land Use Std:	7001 - Farm land
Zoning:	EFU-CG - Exclusive Farm Use (Cropland/Grazing)	Neighborhood:	
Watershed:	Hog Creek-Williamson River	Recreation:	
School District:	11 - Klamath County	Primary School:	Chiloquin Elementary School
Middle School:	Chiloquin High School	High School:	Chiloquin High School

Improvement

Year Built:	1979	Fin. SqFt:	2,129	Floor 1 SqFt:	2,129
Bedrooms:	4	Bathrooms:	2.5	Floor 2 SqFt:	
Basement Fin. SqFt:	1,905	Full Baths:		Fireplace:	
Attic Fin SqFt:	822	Garage:	600	Carport:	

Transfer Information

Loan Date:	10/31/2016	Loan Amt:	\$600,000.00	Doc Num:	11578	Doc Type:	Stand Alone Mortgage
Loan Type:		Finance Type:	Unknown (DEFAULT)	Lender:	VAUGHN J BRAZEROL ETAL		
Loan Date:	09/04/2013	Loan Amt:		Doc Num:	10072	Doc Type:	Intrafamily Transfer & Dissolution
Loan Type:		Finance Type:		Lender:			
Rec. Date:	11/01/2005	Sale Price:	\$1,150,000.00	Doc Num:		Doc Type:	Deed
Owner:	Milan Vladic			Grantor:			
Orig. Loan Amt:				Title Co:			
Finance Type:		Loan Type:		Lender:			

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Klamath County
2024 Real Property Assessment Report
Account 248413

Map 3507-02100-01500
Code - Tax ID 118 - 248413

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr Metes & Bounds - See legal report for full description

Mailing VLADIC MILAN TRUSTEE &
VLADIC WANDA S TRUSTEE &
VLADIC FAMILY TRUST
PO BOX 1233
CHILOQUIN OR 97624

Deed Reference # See Record
Sales Date/Price See Record
Appraiser MARGARET KENNEALLY

Property Class 551 **MA** **SA** **NH**
RMV Class 551 09 38 004

Site	Situs Address	City
	32841 RIVER BEND RD	CHILOQUIN

Value Summary					
Code Area		RMV	MAV	AV	RMV Exception CPR %
118	Land	85,700		Land	0
	Impr	1,287,260		Impr	0
Code Area Total		1,372,960	425,520	440,222	0
Grand Total		1,372,960	425,520	440,222	0

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
118					CONVERTED OSD - SA	100			20,000
	1	☒		EFU-CG	Farm Use Zoned	100	3.98 AC	72.4	3,710
	4			EFU-CG	Farm Use Zoned	100	54.74 AC	72.4	50,960
	2	☒		EFU-CG	Farm Use Zoned	100	0.02 AC	CO.8	0
	5			EFU-CG	Farm Use Zoned	100	0.26 AC	CO.8	50
	3	☒		EFU-CG	Rural Site	100	1.00 AC		10,980
Code Area Total							60.00 AC		85,700

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
118	1	1979	151	RES One story	100	4,856			1,287,260
	6		328	MACHINE SHED	100	384			0
	7		352	UTILITY BUILDING	100	2,000			0
	9		323	HAY COVER	100	1,200			0
Code Area Total						8,440			1,287,260

Exemptions / Special Assessments / Notations									
Notations									
- POT'L ADD'L TAX LIABILITY ADDED 2018 - SPLIT CODE ACCOUNT - COMBINED ADDED 2024 - CODE AREAS FROM ACCOUNTS 594137 COMBINED									

SUMMARY OF TAX ACCOUNT

KLAMATH COUNTY TAX COLLECTOR

305 MAIN STREET ROOM 121

KLAMATH FALLS, OR 97601

(541) 883-4297

25-Apr-2025

Tax Account #	248413	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	118
Situs Address	32841 RIVER BEND RD CHILOQUIN OR 97624	Interest To	Apr 25, 2025

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,081.66	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,837.88	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,738.59	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,617.04	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,505.03	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,414.02	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,315.17	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,238.89	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,189.28	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,086.04	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,935.96	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,803.54	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,694.06	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,631.23	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,636.98	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,602.31	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,532.71	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,412.93	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,382.94	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,346.49	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,240.69	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,218.04	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,168.80	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,073.70	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,783.13	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,508.26	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,476.37	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,440.46	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,781.47	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,517.73	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,899.21	Nov 15, 1994
1993	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,625.06	Nov 15, 1993
1992	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,048.58	Nov 15, 1992
1991	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,364.04	Nov 15, 1991
1990	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,885.79	Nov 15, 1990
Total		\$0.00	\$0.00	\$0.00	\$0.00		

SUMMARY OF TAX ACCOUNT
KLAMATH COUNTY TAX COLLECTOR
305 MAIN STREET ROOM 121
KLAMATH FALLS, OR 97601
(541) 883-4297

25-Apr-2025

Tax Account #	248413	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	118
Situs Address	32841 RIVER BEND RD CHILOQUIN OR 97624	Interest To	Apr 25, 2025

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
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TAX NOTATION...

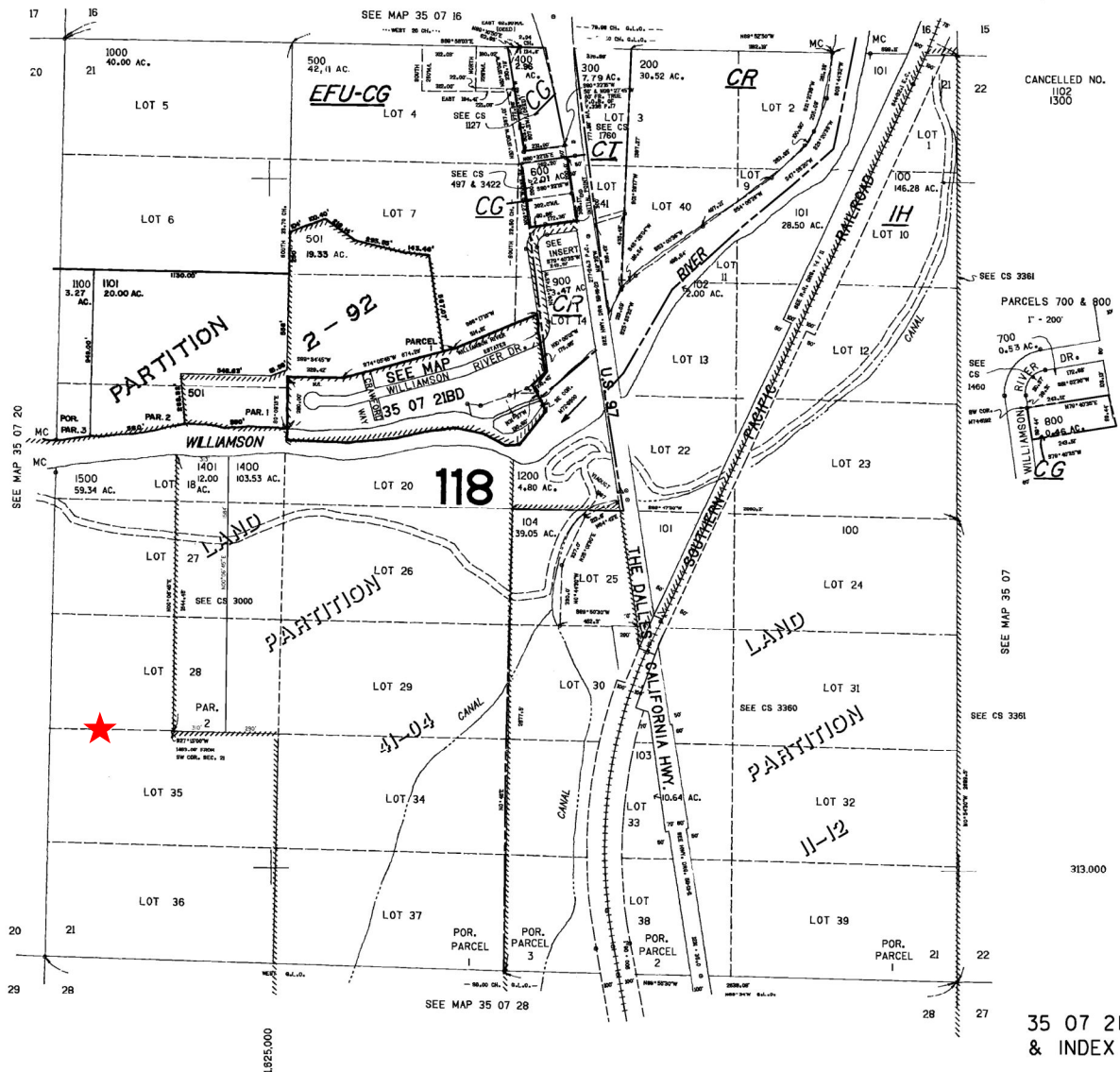
NOTATION CODE	DATE ADDED	DESCRIPTION
FMR SPLIT CODE	27-Aug-2024	TAX ACCT #594137 COMBINED INTO #248413 RURAL FIRE/FIRE PATROL SPLIT CODE CONSOLIDATION

REVISED 01-04-13
THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

SECTION 21 T.35S. R.07E. W.M.
KLAMATH COUNTY

1"=400'

35 07 21
& INDEX



35 07 21
& INDEX

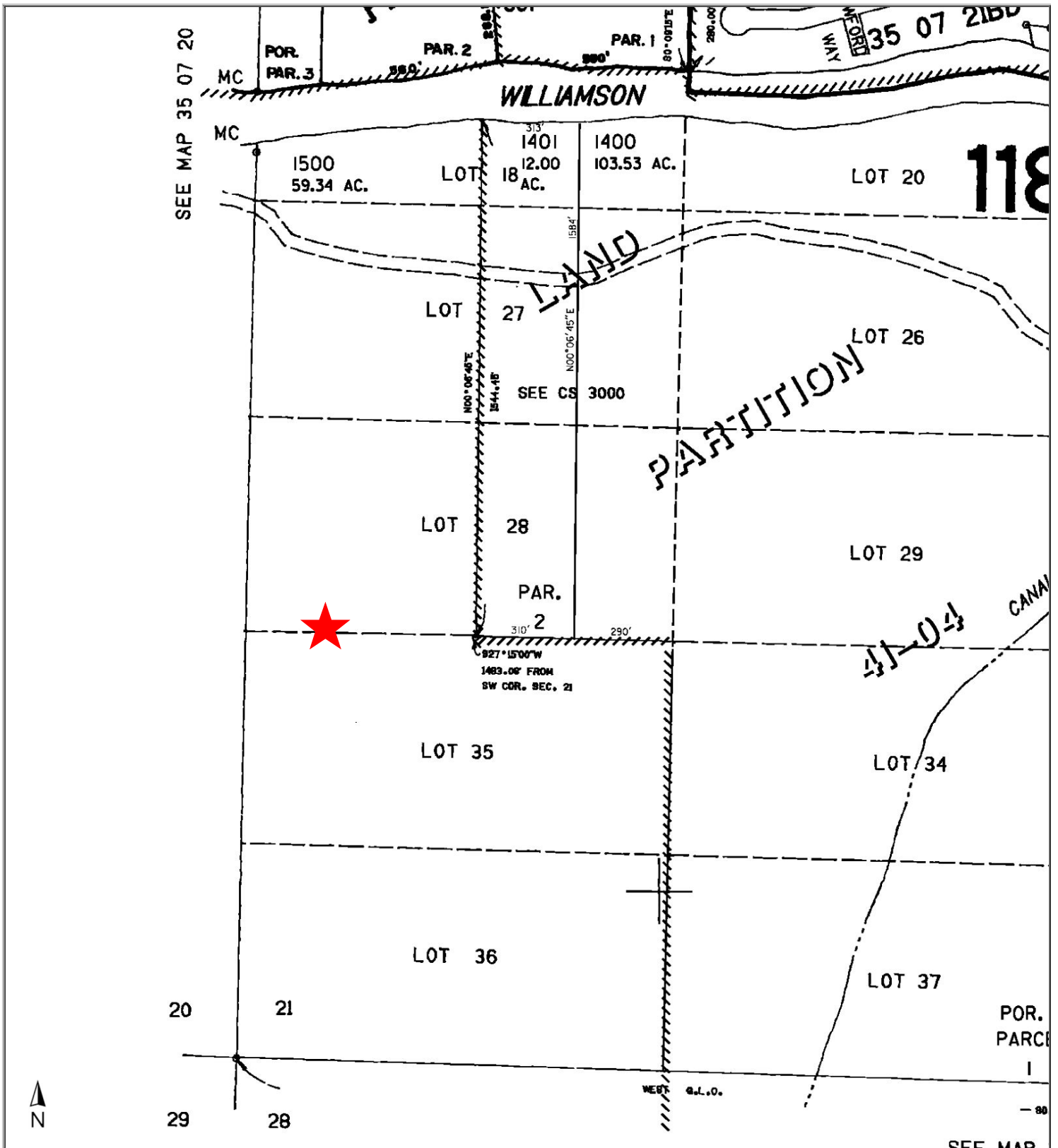


ParcelID: 248413

Tax Account #: 3507-02100-01500

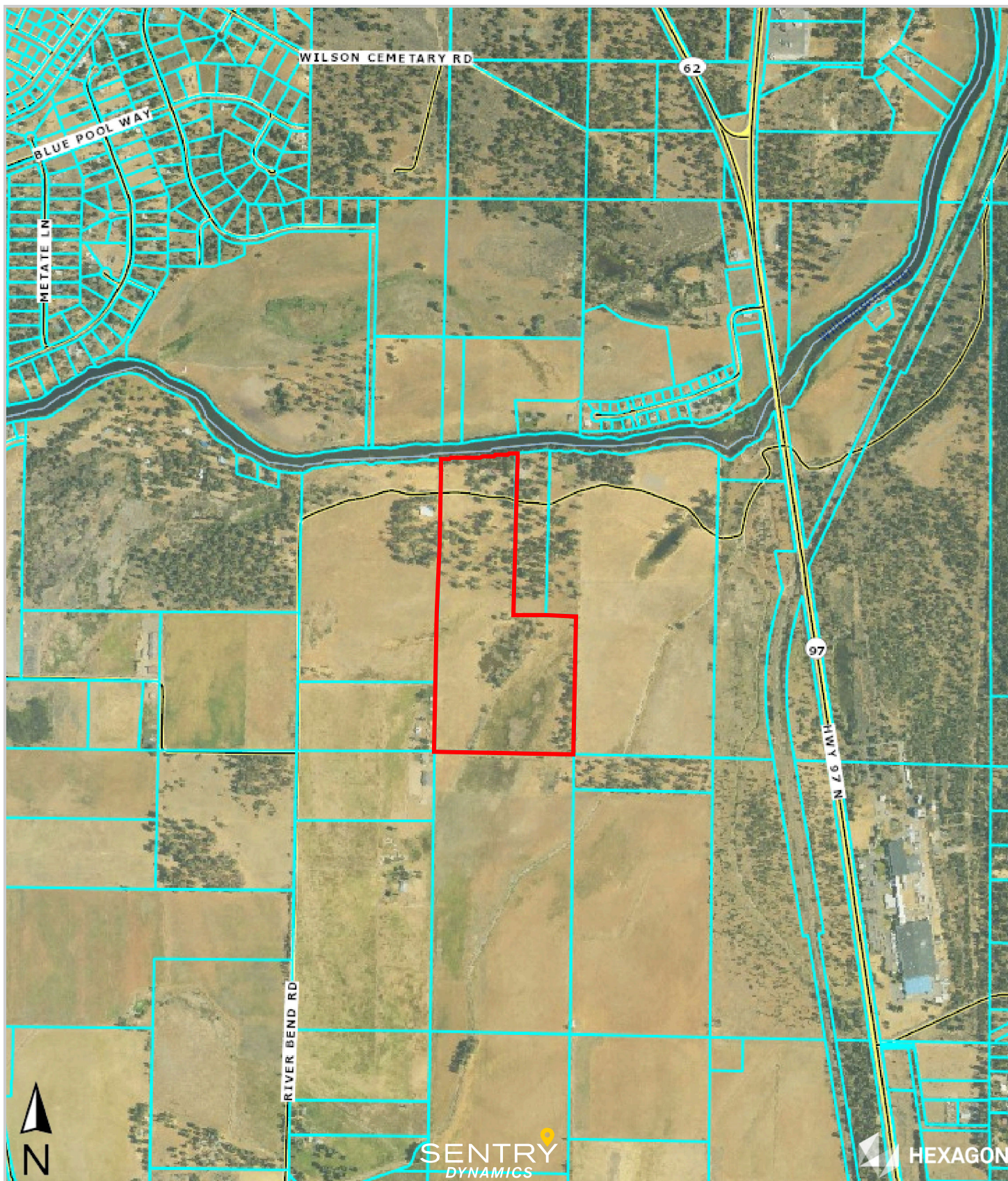
32841 River Bend Rd, Chiloquin OR 97624

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

**ParcelID: 248413****Tax Account #: 3507-02100-01500****32841 River Bend Rd, Chiloquin OR 97624**

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

AmeriTitle



This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

2013-010072

Klamath County, Oregon



00141806201300100720030034

09/04/2013 09:37:03 AM

Fee: \$47.00

RECORDING REQUESTED BY

Susan J. Sanders-Young, C.F.L.S.

**AND WHEN RECORDED MAIL
TAX STATEMENTS TO:**

Milan Vladic
Wanda S. Vladic
1013 Elm Street
Ramona, California 92065

Space above line for Recorder's Use

Code 118 & 138 Map 3507-02100 TL 01500 KEY #248413

Code 138 & 118 Map 3507-02100 TL 01500 KEY #594137

Code 118 & 138 Map 3507-02000 TL 00500 KEY #246950

Code 138 & 118 Map 3507-02000 TL 00500 KEY #594440.

TRUST TRANSFER DEED

The undersigned Grantors declare under the penalty of perjury that the following is true and correct:

Documentary transfer tax is NONE. Not pursuant to a sale. No consideration. A transfer into a revocable trust. Rev. & Tax Code Section 11930.

This is a transfer into a revocable trust excusable from reassessment under Rev. & Tax Code Section 62(d).

FOR NO CONSIDERATION, GRANTORS Milan Vladic and Wanda S. Vladic, husband and wife, as Joint Tenants, hereby GRANT TO Milan Vladic and Wanda S. Vladic, Trustees of the Vladic Family Trust dated August 7, 2013, that real property in the City of Chiloquin, County of Klamath, State of Oregon, described as follows:

PARCEL 1:

A tract of land situated in Section 21, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

All of Government Lots 35 and 36 and that portion of Lots 18, 27 and 28 as described as follows:

Beginning at a 5/8" iron pin from which the Southwest corner of said Section 21 bears South 27°15' West, 1483.08 feet; thence North 00°06'45" East a distance of 1544.45 feet to a 5/8" iron pin on the left bank of Williamson River; thence Westerly along said left bank to the West line of said Section 21; thence South along said West line to the Northwest corner of Government Lot 35; thence East along the North line of said Lot to the point of beginning.

PARCEL 2:

Government Lots 21, 22, 30 and 31 in Section 20, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

Code 118 & 138 Map 3507-02100 TL 01500 KEY #248413

Code 138 & 118 Map 3507-02100 TL 01500 KEY #594137

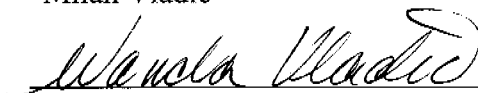
Code 118 & 138 Map 3507-02000 TL 00500 KEY #246950

Code 138 & 118 Map 3507-02000 TL 00500 KEY #594440.

Dated: August 7, 2013



Milan Vlado



Wanda S. Vlado

ACKNOWLEDGMENT

State of California)

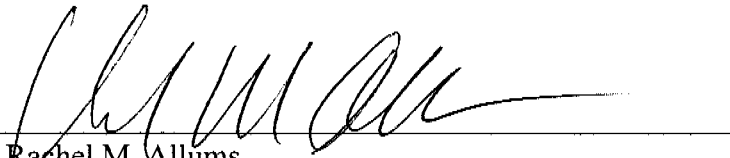
County of San Diego)

On August 7, 2013, before me, Rachel M. Allums, a notary public, personally appeared Milan Vladic and Wanda S. Vladic, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.





Rachel M. Allums

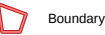
My commission expires on: September 18, 2014

(Seal)

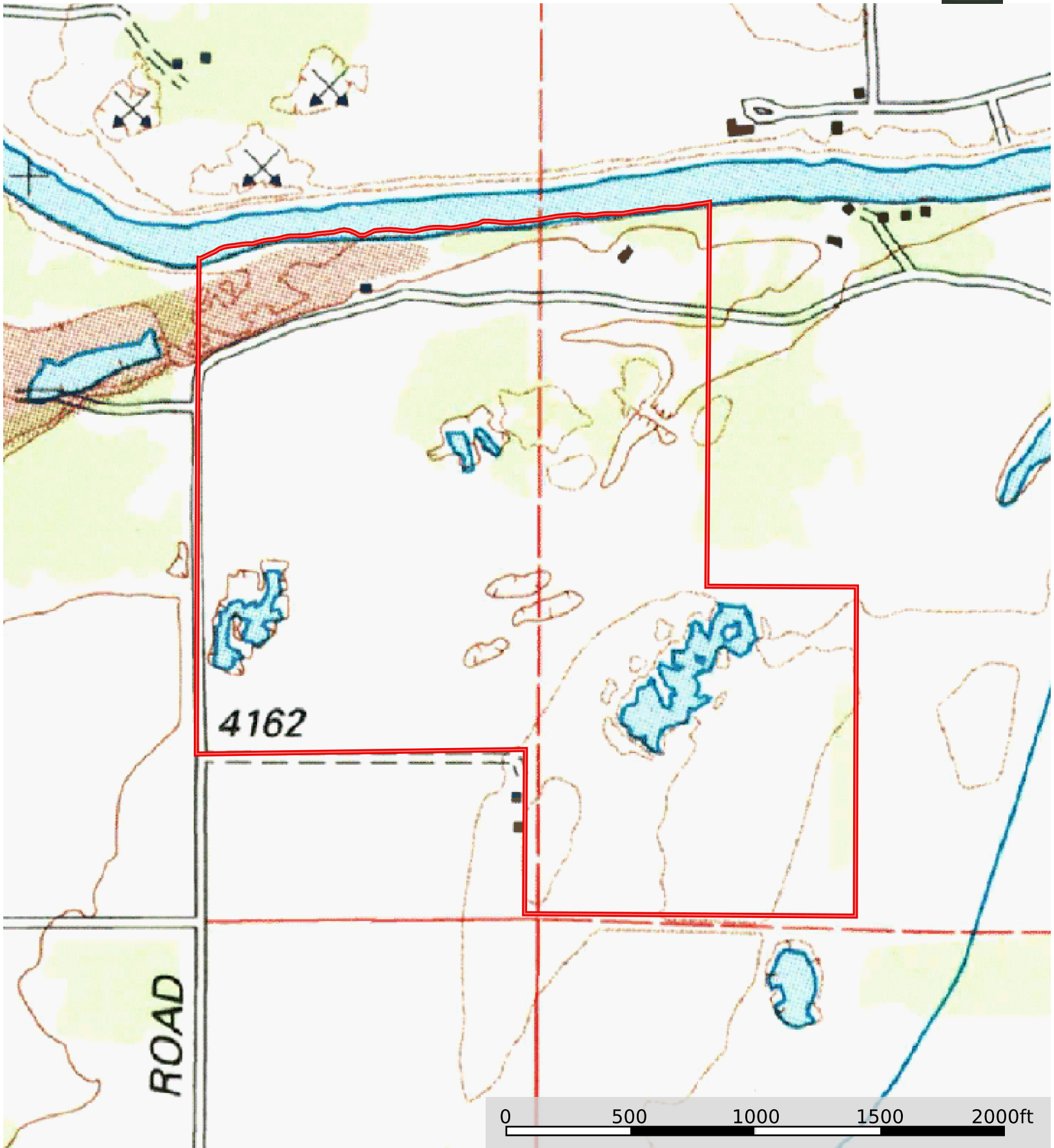
MAPS



Boundary



Boundary

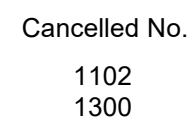


Boundary

Revised: 8/30/2023

$$1'' = 400'$$

35 07 21 & INDEX



OREGON REAL ESTATE AGENCY
INITIAL DISCLOSURE
PAMPHLET



OREGON REAL ESTATE AGENCY INITIAL AGENCY DISCLOSURE PAMPHLET OAR 863-015-215 (4)

This pamphlet describes the legal obligations of real estate agents in Oregon. Real estate agents and Principal Brokers are required to provide this information to you when they first meet you.

This pamphlet is informational only. Neither the pamphlet nor its delivery to you may be interpreted as evidence of intent to create an agency relationship between you and an agent or a Principal Broker.

Real Estate Agency Relationships

An "agency" relationship is a voluntary legal relationship in which a licensed real estate agent or Principal Broker, agrees to act on behalf of a buyer or a seller (the "client") in a real estate transaction.

Oregon law provides for three types of agency relationships between real estate agents and their clients:

Seller's Agent - Represents the seller only;

Buyer's Agent - Represents the buyer only;

Disclosed Limited Agent - Represents both the buyer and seller, or multiple buyers who want to purchase the same property. This can be done only with the written permission of all clients.

The actual agency relationships between the seller, buyer and their agents in a real estate transaction must be acknowledged at the time an offer to purchase is made. Please read this pamphlet carefully before entering into an agency relationship with a real estate agent.

Definition of "Confidential Information"

Generally, agents must maintain confidential information about their clients. "Confidential information" is information communicated to the agent or the agent's Principal Broker by the buyer or seller of one to four residential units regarding the real property transaction, including but not limited to price, terms, financial qualifications or motivation to buy or sell. "Confidential information" does not mean information that:

- a. The buyer instructs the agent or the agent's Principal Broker to disclose about the buyer to the seller, or the seller instructs the agent or the agent's Principal Broker to disclose about the seller to the buyer; and
- b. The agent or the agent's Principal Broker knows or should know failure to disclose would constitute fraudulent representation.

Duties and Responsibilities of Seller's Agent

Under a written listing agreement to sell property, an agent represents only the seller unless the seller agrees in writing to allow the agent to also represent the buyer. An agent who represents only the seller owes the following affirmative duties to the seller, the other parties and the other parties' agents involved in a real estate transaction:

1. To deal honestly and in good faith;
2. To present all written offers, notices and other communications to and from the parties in a timely manner without regard to whether the property is subject to a contract for sale or the buyer is already a party to a contract to purchase; and
3. To disclose material facts known by the agent and not apparent or readily ascertainable to a party;

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LINES WITH THIS SYMBOL ◀ REQUIRE A SIGNATURE OF BUYER AND/OR SELLER AND DATE

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A Seller's Agent owes the seller the following affirmative duties;

1. To exercise reasonable care and diligence;
2. To account in a timely manner for money and property received from or on behalf of the seller;
3. To be loyal to the seller by not taking action that is adverse or detrimental to the seller's interest in a transaction;
4. To disclose in a timely manner to the seller any conflict of interest, existing or contemplated;
5. To advise the seller to seek expert advice on matters related to the transactions that are beyond the agent's expertise;
6. To maintain confidential information from or about the seller except under subpoena or court order, even after termination of the agency relationship; and
7. Unless agreed otherwise in writing, to make a continuous, good faith effort to find a buyer for the property, except that a Seller's Agent is not required to seek additional offers to purchase the property while the property is subject to a contract for sale.

None of the above affirmative duties of an agent may be waived, except #7. The affirmative duty listed in #7 can only be waived by written agreement between seller and agent.

Under Oregon law, a Seller's Agent may show properties owned by another seller to a prospective buyer and may list competing properties for sale without breaching any affirmative duty to the seller.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise, including but not limited to investigation of the condition of property, the legal status of the title or the seller's past conformance with law.

Duties and Responsibilities of Buyer's Agent

An agent, other than the Seller's Agent, may agree to act as the Buyer's Agent only. The Buyer's Agent is not representing the seller, even if the Buyer's Agent is receiving compensation for services rendered, either in full or in part, from the seller or through the Seller's Agent.

An agent who represents only the buyer owes the following affirmative duties to the buyer, the other parties and the other parties' agents involved in a real estate transaction:

1. To deal honestly and in good faith;
2. To present all written offers, notices and other communications to and from the parties in a timely manner without regard to whether the property is subject to a contract for sale or the buyer is already a party to a contract to purchase; and
3. To disclose material facts known by the agent and not apparent or readily ascertainable to a party.

A Buyer's Agent owes the buyer the following affirmative duties:

1. To exercise reasonable care and diligence;
2. To account in a timely manner for money and property received from or on behalf of the buyer;
3. To be loyal to the buyer by not taking action that is adverse or detrimental to the buyer's interest in a transaction;
4. To disclose in a timely manner to the buyer any conflict of interest, existing or contemplated;
5. To advise the buyer to seek expert advice on matters related to the transaction that are beyond the agent's expertise;
6. To maintain confidential information from or about the buyer except under subpoena or court order, even after termination of the agency relationship; and
7. Unless agreed otherwise in writing, to make a continuous, good faith effort to find property for the buyer, except that a buyer's agent is not required to seek additional properties for the buyer while the buyer is subject to a contract for purchase.

None of these affirmative duties of an agent may be waived, except #7. The affirmative duty listed in #7 can only be waived by written agreement between buyer and agent.

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LINES WITH THIS SYMBOL ◀ REQUIRE A SIGNATURE OF BUYER AND/OR SELLER AND DATE

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Under Oregon law, a Buyer's Agent may show properties in which the buyer is interested to other prospective buyers without breaching an affirmative duty to the buyer.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise, including but not limited to investigation of the condition of property, the legal status of the title or the seller's past conformance with law.

Duties and Responsibilities of an Agent Who Represents More than One Client in a Transaction

One agent may represent both the seller and the buyer in the same transaction, or multiple buyers who want to purchase the same property, only under a written "Disclosed Limited Agency Agreement" signed by the seller and buyer(s).

Disclosed Limited Agents have the following duties to their clients:

1. To the seller, the duties listed above for a seller's agent; and
2. To the buyer, the duties listed above for a buyer's agent;
3. To both buyer and seller, except with express written permission of the respective person, the duty not to disclose to the other person:
 - a. That the seller will accept a price lower or terms less favorable than the listing price or terms;
 - b. That the buyer will pay a price greater or terms more favorable than the offering price or terms; or
 - c. Confidential information as defined above.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise.

When different agents associated with the same Principal Broker (a real estate agent who supervises other agents) establish agency relationships with different parties to the same transaction, only the Principal Broker will act as a Disclosed Limited Agent for both buyer and seller. The other agents continue to represent only the party with whom the agents have already established an agency relationship unless all parties agree otherwise in writing. The Principal Broker and the real estate agents representing either seller or buyer shall owe the following duties to the seller and buyer:

1. To disclose a conflict of interest in writing to all parties;
2. To take no action that is adverse or detrimental to either party's interest in the transaction; and
3. To obey the lawful instruction of both parties.

No matter whom they represent, an agent must disclose information the agent knows or should know that failure to disclose would constitute fraudulent misrepresentation.

You are encouraged to discuss the above information with the agent delivering this pamphlet to you. If you intend for that agent, or any other Oregon real estate agent, to represent you as a Seller's Agent, Buyer's Agent, or Disclosed Limited Agent, you should have a specific discussion with the agent about the nature and scope of the agency relationship. Whether you are a buyer or seller, you cannot make an agent your agent without the agent's knowledge and consent, and an agent cannot make you their client without your knowledge and consent.