

FIRST AMERICAN TITLE

Property Research Report

SUBJECT PROPERTY

137930 Whitechrist Dr
Gilchrist, OR 97737
R872773

OWNER

Gilchrist West Llc

DATE PREPARED

7/21/2026

Initial DS
[Signature] [Signature]



First American
Title Insurance Company

Customer Service Department
541.776.4555 | cservice@firstam.com

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First American Title Insurance Company

**137930 Whitechrist Dr
Gilchrist, OR 97737**

R872773

OWNER INFORMATION			
Owner Name:	Gilchrist West Llc		
Mailing Address:	Po Box 707, Gilchrist, OR 97737		
LOCATION INFORMATION			
Legal Description:	LP 46-23 PARCEL 1		
APN:	R872773	Census Tract:	970100
County:	KLAMATH	Tract #:	
Subdivision:	LP 46-23 PARCEL 1	Neighborhood:	
School District:	Klamath County School District	Middle School:	Gilchrist Junior/Senior High School
Elementary School:	Gilchrist Elementary School	High School:	Gilchrist Junior/Senior High School
PROPERTY CHARACTERISTICS			
Land Use:	Multi Family Dwelling		
Lot Area:	521,413 Sq. Ft.	Acres:	11.97
Living Area:	4,623 Sq. Ft.	Zoning:	Rcr-Ruc-I
Year Built:	1939	Res Units:	
Total Rooms:	0	Comm Units:	
Bedrooms:	5	Fireplace:	1
Baths:	2 /	Cooling:	
Parking Type:		Heating:	
Garage Spaces:		Stories:	1
Building Quality:		Building Condition:	
LAST TRANSFER / LAST MARKET SALE			
LMS Doc#:		Last Sale Rec Date:	
LMS Lender:		Last Sale Price:	
LMS Loan Amount:		Cost Per Ft:	
TAX INFORMATION			
Assess Value:	\$336,770	Land Value:	
Improvement Value:		Property Tax:	\$4100.49
Improvement %:	%	Tax Year:	2025
Exemption:		Tax Rate Area:	103

Initial DS
DS ETE

Property Detail Report
137930 Whitechrist Dr, Gilchrist, OR 97737
APN: R872773

Klamath County Data as of: 07/14/2026

Owner Information

Owner Name:	Gilchrist West LLC		
Vesting:			
Mailing Address:	Po Box 707, Gilchrist, OR 97737-0707	Occupancy:	Unknown

Location Information

Legal Description:	Lp 46-23 Parcel 1		County:	Klamath, OR	
APN:	R872773	Alternate APN:	872773	Census Tract / Block:	970100 / 2130
Munic / Twnshp:		Twnshp-Rng-Sec:	24S-09E-19	Legal Lot / Block:	
Subdivision:	Lp 46-23 Parcel 1	Tract #:		Legal Book / Page:	
Neighborhood:		School District:	Klamath County School District		
Elementary School:	Gilchrist Elementa...	Middle School:	Gilchrist Junior/S...	High School:	Gilchrist Junior/S...
Latitude:	43.47403	Longitude:	-121.69077		

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date:	Price:	Transfer Doc #:
Buyer Name:	Seller Name:	Deed Type:

Last Market Sale

Sale / Rec Date:	Sale Price / Type:	Deed Type:
Multi / Split Sale:	Price / Sq. Ft.:	New Construction:
1st Mtg Amt / Type:	1st Mtg Rate / Type:	1st Mtg Doc #:
2nd Mtg Amt / Type:	2nd Mtg Rate / Type:	Sale Doc #:
Seller Name:		
Lender:		Title Company:

Prior Sale Information

Sale / Rec Date:	Sale Price / Type:	Prior Deed Type:
1st Mtg Amt / Type:	1st Mtg Rate / Type:	Prior Sale Doc #:
Prior Lender:		N/A

Property Characteristics

Gross Living Area:	4,623 Sq. Ft.	Total Rooms:	0	Year Built / Eff:	1939
Living Area:	4,623 Sq. Ft.	Bedrooms:	5	Stories:	1
Total Adj. Area:		Baths (F/3Q/H/Q):	2/0/0/0	Parking Type:	
Above Grade:	4,623 Sq. Ft.	Pool:		Garage #:	
Basement Area:		Fireplace:	1	Garage Area:	
Style:		Cooling:		Porch Type:	
Foundation:	Concrete	Heating:		Patio Type:	
Quality:		Exterior Wall:		Roof Type:	
Condition:		Construction Type:		Roof Material:	Composition

Site Information

Land Use:	Multi Family Dwelling	Lot Area:	521,413 Sq. Ft.	Zoning:	RCR-RUC-I
State Use:	701 - Multiple...	Lot Width / Depth:		# of Buildings:	1
County Use:	701 - Multiple F...	Usable Lot:		Res / Comm Units:	
Site Influence:		Acres:	11.97	Water / Sewer Type:	
Flood Zone Code:		Flood Map #:		Flood Map Date:	
Community Name:		Flood Panel #:		Inside SFHA:	Unknown

Tax Information

Assessed Year:	2025	Assessed Value:	\$336,770	Market Total Value:	\$1,224,550
Tax Year:	2025	Land Value:		Market Land Value:	\$200,000
Tax Area:	103	Improvement Value:		Market Imprv Value:	\$1,024,550
Property Tax:	\$4,100.49	Improved %:		Market Imprv %:	83.67%
Exemption:		Delinquent Year:			

Initial DS
[Signature]

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

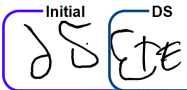
21-Jul-2026

GILCHRIST WEST LLC
PO BOX 707
GILCHRIST OR 97737

Tax Account #	872773	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	103
Situs Address	137930 WHITECHRIST DR GILCHRIST OR 97737	Interest To	Aug 15, 2026

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2025	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,100.49	Nov 15, 2025
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,810.06	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,586.82	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,489.51	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,091.02	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,996.44	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,922.32	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,837.41	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,767.21	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,693.05	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,619.44	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,497.90	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,202.48	Nov 15, 2013
2013	FEE	\$0.00	\$0.00	\$0.00	\$0.00	\$196.07	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,016.89	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,957.26	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,959.03	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,908.01	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,858.40	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,797.56	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,654.83	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,620.57	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,554.66	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,538.28	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,274.71	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,184.09	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,204.77	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,138.17	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,097.61	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,089.09	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,169.27	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,173.28	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,491.56	Nov 15, 1994
1993	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,244.18	Nov 15, 1993
1992	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,108.14	Nov 15, 1992
Total		\$0.00	\$0.00	\$0.00	\$0.00		

Initial DS


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

21-Jul-2026

GILCHRIST WEST LLC
PO BOX 707
GILCHRIST OR 97737

Tax Account #	872773	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	103
Situs Address	137930 WHITECHRIST DR GILCHRIST OR 97737	Interest To	Aug 15, 2026

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
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Initial DS
[Signature] [Signature]

04 JUN 4 PM 1:59

1st 356310

Vol M04 Page 36010

State of Oregon, County of Klamath
Recorded 06/04/2004 1:59 PM
Vol M04 Pg 36010-11
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

This Deed is being re-recorded to correct scrivener's error in that deed between parties recorded June 4, 2004 in M04-36010.

WARRANTY DEED – STATUTORY FORM

ERNST BROTHERS, LLC, an estate in fee simple, Grantor,

conveys and warrants to

GILCHRIST WEST LLC, an Oregon Limited Liability Company, Grantee,

the following described real property, free of encumbrances except as specifically set forth herein, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE
Tax Account No(s): R878728 R152809 R152658 R152649 R878192/R872773
Map/Tax Lot No(s): 2409-3000-201 2409-30AC-1900 2409-30AB-1600
2409-30AB-1700 2409-1900-104

This property is free from encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is \$500,000.00 .

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 3 day of June, 2004.

ERNST BROTHERS, LLC

BY: Wayne G. Ernst

WAYNE G. ERNST,
MANAGING MEMBER

STATE OF OREGON, COUNTY OF DESCHUTES) SS.

This instrument was acknowledged before me on June 3, 2004 by WAYNE G. ERNST AS MANAGING MEMBER FOR ERNST BROTHERS, LLC.

[Signature]

(Notary Public for Oregon)

My commission expires _____

After recording return to:
WESTERN TITLE & ESCROW COMPANY
16455 WILLIAM FOSS ROAD
LA PINE, OR 97739

Until a change is requested all tax statements shall be sent to the following address:

GILCHRIST WEST LLC
PO BOX 637
GILCHRIST, OR 97737

TITLE NO. 7029356310
ESCROW NO. 14-0039504



Initial DS
JS ET

26F
+20-F
416-F

36011

Exhibit "A"

Real property in the County of Klamath, State of Oregon, described as follows:

Parcel One:

That portion of the NW 1/4 NE 1/4 in Section 30, Township 24, South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, lying East of the Deschutes River and West of Vacated Outlots of Crescent.

Parcel Two:

Township 25 S.R. 7 & 8 E.W.M.

Township 23 S.R 9 E.W.M., Township 24 S.R. 7, 8 & 9

Parcel 1 of Major Partition Plat No. 53-91, situate in ~~Section 19, Township 24, South, Range 9 East of the Willamette Meridian,~~ records of Klamath County, Oregon.

Tax Parcel Number: R878728

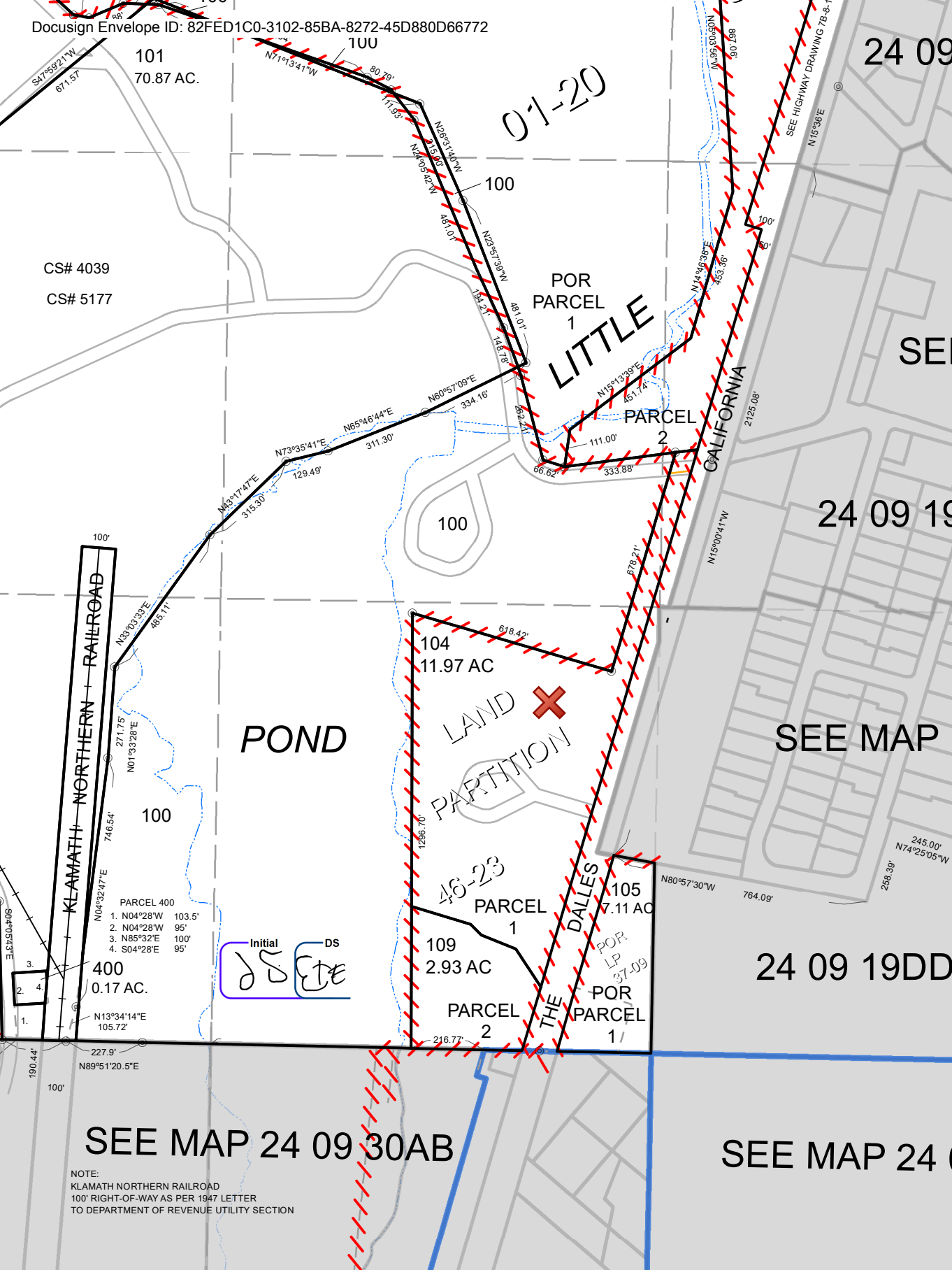
This Deed is being re-recorded to correct scrivener's error in that deed between parties recorded June 4, 2004 in M-04 on page 36010

Initial DS
DS ETE



STATE OF OREGON)
County of KLAMATH)
CERTIFY that this is a true and correct
copy of a document in the possession
of the Klamath County Clerk.
Dated: Dec 7, 2005
LINDA SMITH, Klamath County Clerk
By: Paula Harris Deputy

Initial	DS
<u>DS</u>	<u>DS</u>



CS# 4039
CS# 5177

01-20

POR
PARCEL
1

LITTLE

PARCEL
2

CALIFORNIA

POND

LAND X
PARTITION

SEE MAP

46-23

PARCEL
1

109
2.93 AC

PARCEL
2

DALLES

105
7.11 AC

POR
LP
37-09

POR
PARCEL
1

SEE MAP 24 09 30AB

SEE MAP 24 09 19DD

NOTE:
KLAMATH NORTHERN RAILROAD
100' RIGHT-OF-WAY AS PER 1947 LETTER
TO DEPARTMENT OF REVENUE UTILITY SECTION

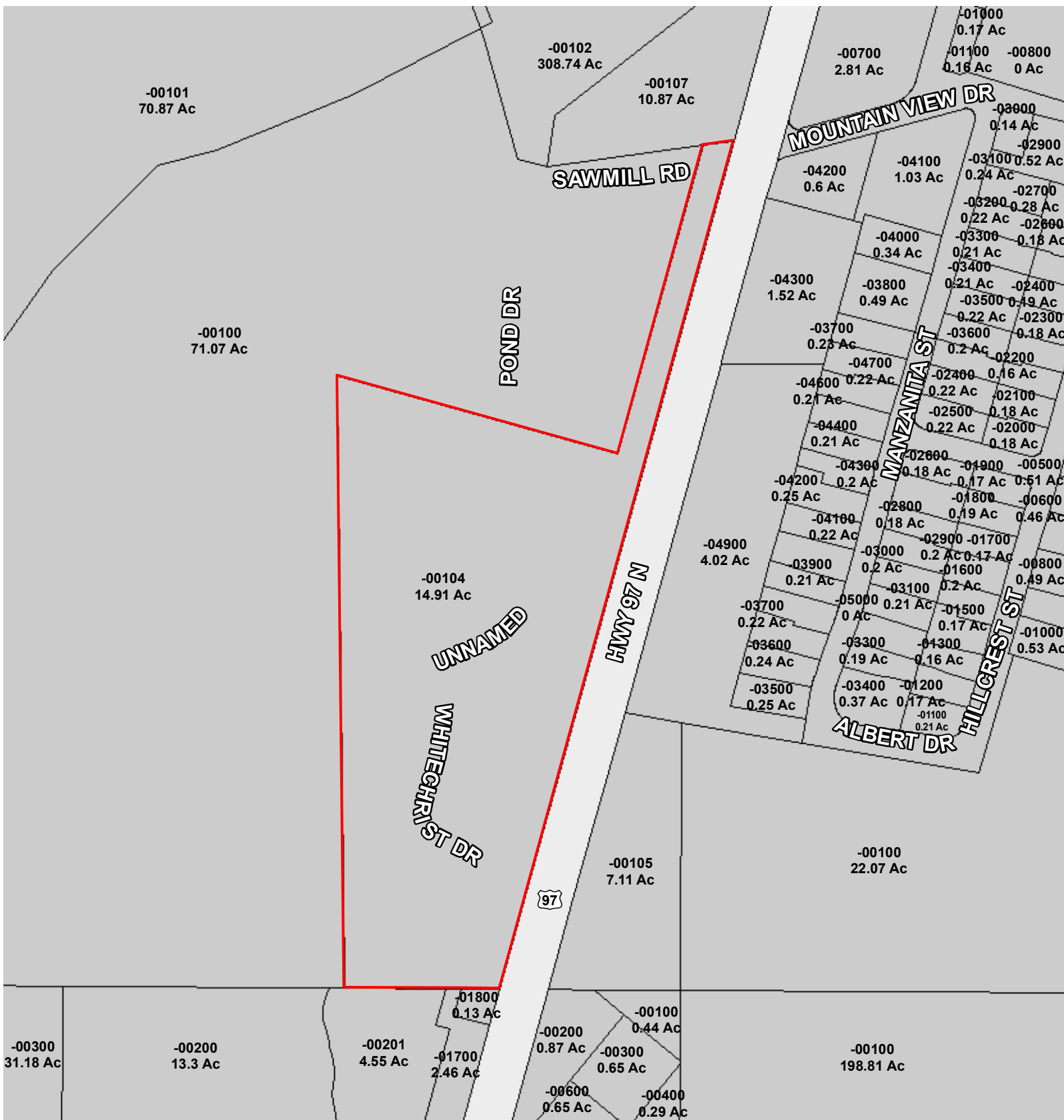


First American Title

R-2409-01900-00104-000

138206 Pond Dr

Gilchrist, OR 97737



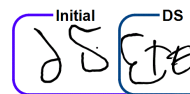
Taxlot



Subject



Taxlot





First American Title

R-2409-01900-00104-000

138206 Pond Dr

Gilchrist, OR 97737



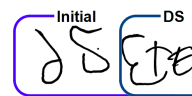
Aerial



Subject



Taxlot





First American Title

R-2409-01900-00104-000

138206 Pond Dr

Gilchrist, OR 97737



Aerial



Subject



Taxlot

Initial DS

7/21/2026

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First American Title

R-2409-01900-00104-000

138206 Pond Dr

Gilchrist, OR 97737



Community

Initial DS

-  High School
-  Middle School
-  Elementary School
-  Water Feature
-  Health Care
-  Fire Station
-  Library
-  City Limits
-  Parks

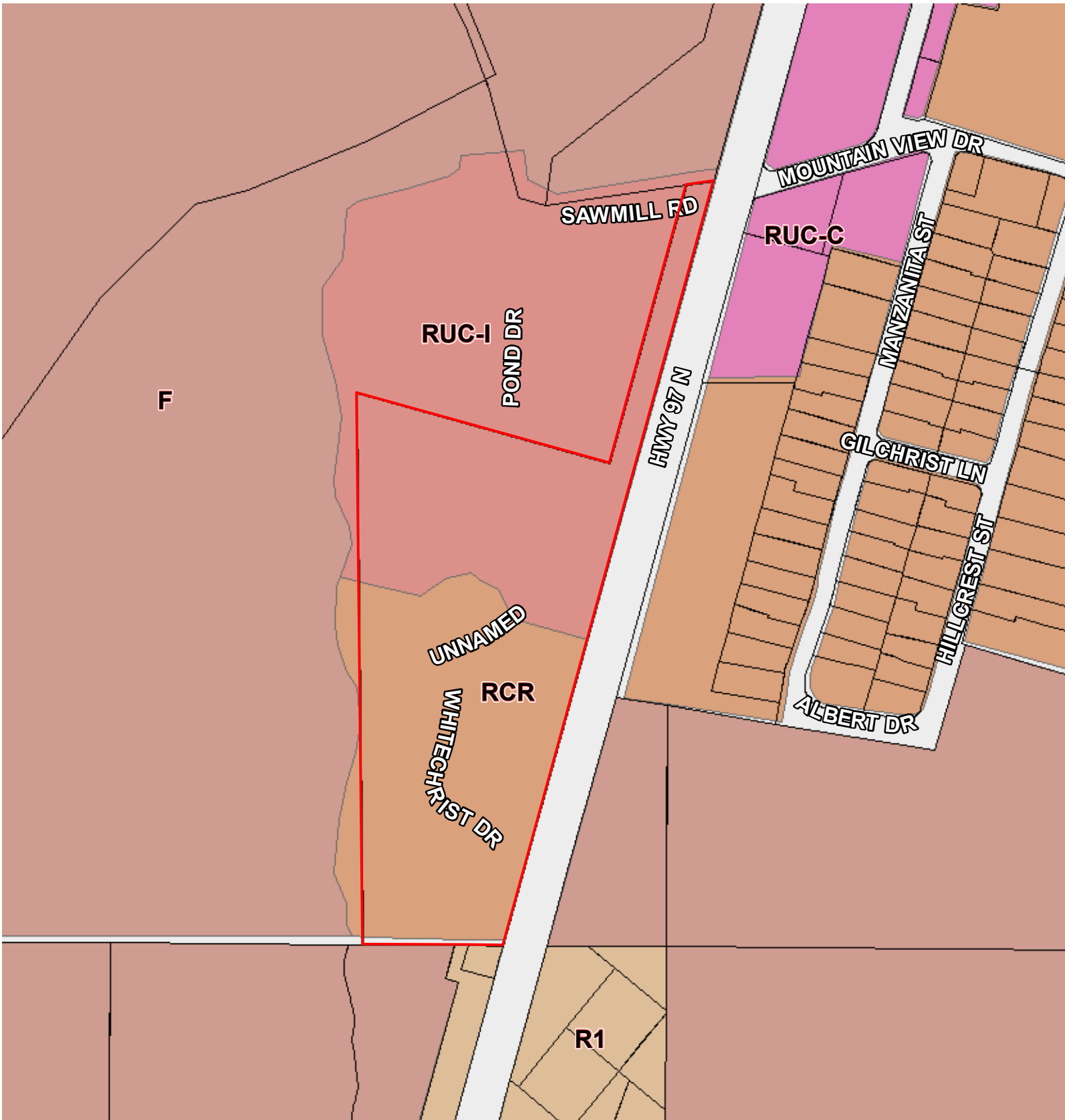


First American Title

R-2409-01900-00104-000

138206 Pond Dr

Gilchrist, OR 97737



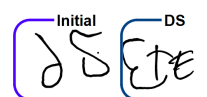
Zoning



Subject



Taxlot



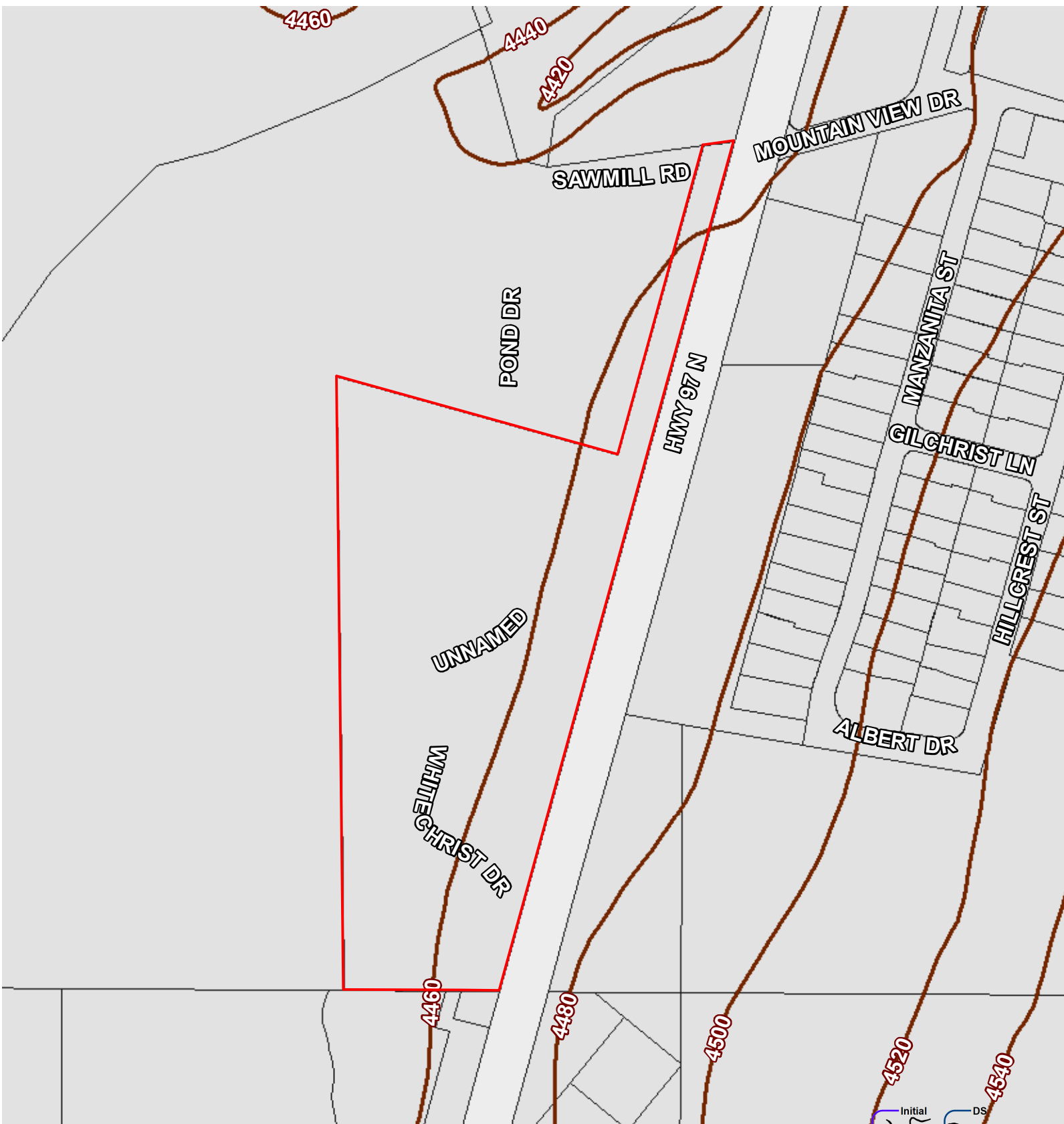


First American Title

R-2409-01900-00104-000

138206 Pond Dr

Gilchrist, OR 97737



Initial DS

Natural Features

- Contour
 1% Annual Chance Flood
 0.2% Annual Chance Flood
 Special Floodway
- Wetlands
 Area of Undetermined Flood
 Regulatory Floodway
- Area with Reduced Risk Due to Levee
 Future Conditions 1% Annual Chance Flood Hazard

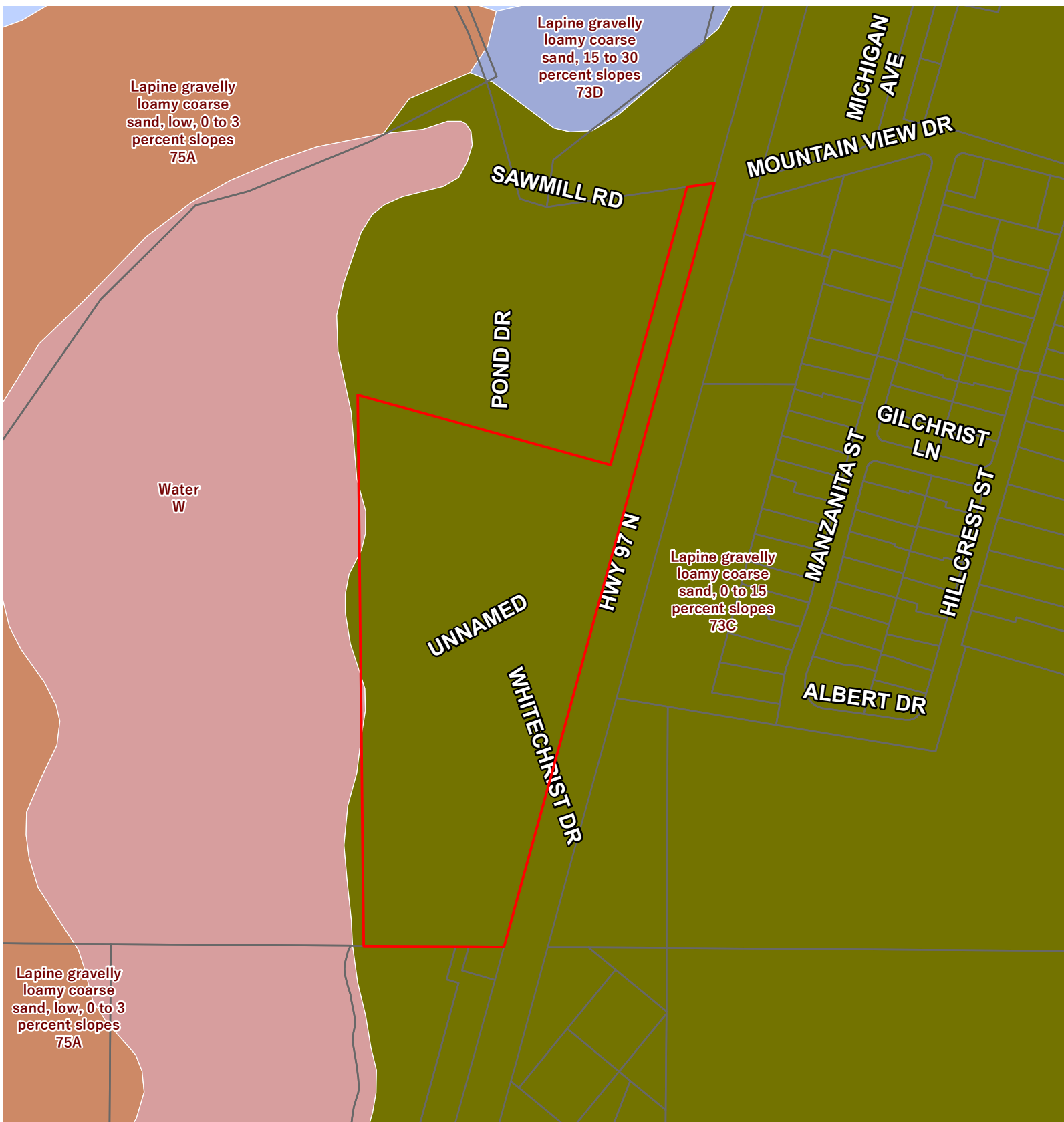


First American Title

R-2409-01900-00104-000

138206 Pond Dr

Gilchrist, OR 97737



Soil



Subject



Taxlot

