

## DIAMOND PEAKS Information Guide

COMMUNITY:	Pristine one plus acre dream sites located in Southern Central Oregon near the Diamond Peak Wilderness Area and only minutes from Crescent Lake, Odell Lake, Waldo Lake, Davis Lake and the Willamette Pass Ski Resort.
LOCATION:	We are located off Highway 58 (Willamette Pass) near Crescent Lake Junction, approximately 75 miles east of Eugene, 65 miles south of Bend, and 3 ½ hours south of Portland. We are situated in the Oregon Cascade Range adjacent to the Diamond Peak Wilderness Area and the Deschutes National Forest in one of Oregon's most beautiful areas.
ELEVATION:	Approximately 4600 feet, dry and healthy.
TREES:	Douglas Fir, Noble Fir, Cedar, Lodge pole and Ponderosa Pine. Ground cover is native bunch grass and deer forage, manzanita, wild strawberries and serviceberry.
TOPOGRAPHY:	Sloped to gently rolling with a spectacular view of surrounding peaks and wilderness area.
SOIL:	Sandy volcanic soil – there is no fill on any home site.
RAIN & SNOW:	Total approximately 160 inches per year, approximately 25" rain. Snow on ground November to March. Young and old enjoy the winter season with snowmobiles and cross-country skiing.
RECREATIONAL OPPORTUNITIES:	Unlimited!! - Only minutes away, including: Downhill skiing, cross-country skiing, snowmobiling, sledding, mountain biking, water-skiing, boating, fly fishing, lake fishing, bird watching, hiking, sailing, wind surfing, swimming & sunbathing on Crescent Lake Beaches, Horseback riding.
LAKES & RIVERS:	More than 80 lakes, rivers, streams and reservoirs within one hour. Odell Lake and Crescent Lake only 5 minutes away.
FISHING:	Brook Trout, Rainbow Trout, Dolly Varden, German Brown Trout, Mackinaws, Kokanee, Bass and Atlantic Landlocked Salmon are from 3 minutes to 1 hour. Chinook Salmon, Steelhead and Sturgeon within 3 hours (Columbia River). Deep Sea Fishing, Crabbing, Clams, Oysters and Salmon within 2 hours (Oregon Coast).
HIKING:	In nearby Diamond Peaks Wilderness

SKIING: Cross Country - on property.  
Mount Bachelor - 45 minutes.  
Willamette Pass - 7 minutes

BOATING: See the more than 80 lakes for: Water-skiing, Windsurfing, Sailing,  
Races, Boat Camping, etc.

RAFTING/KAYAKING: Big Deschutes River - 30 minutes.

HUNTING: Deer and Elk - just look around. Dove, Quail, Pheasant, Chukkar,  
Grouse, Antelope, Duck, Canadian Goose, Rabbit, Bear, and Cougar.  
0 - 60 minutes.

DEER: Mule Deer make Diamond Peaks their home in spring and fall. Black  
tail Deer are common in summer

ELK: Several Elk herds can be seen any time of the year.

DEED & CLOSING: Investor receives warranty deed and clear title at close of escrow,  
including title insurance.

PLAT: Recorded survey of all home sites, all corners located within ½ inch  
steel bars 18 inches long and reference stake by registered professional  
land surveyor.

USE: Home sites may be used for residential, recreational or retirement  
purposes. One residence is allowed per home site. Temporary camping  
and trailers are okay. Permanent modular homes okay in many areas.

TELEPHONE: Service is provided by Century Telephone.

POWER: Economical electrical service is available to each home site through  
Mid-State Electrical Cooperative.

SEPTIC: Approved, cost approximately \$4,200.00.

GAS: Not required - everyone uses wood stoves.

WOOD: Virtually unlimited supply on home site and adjoining forest lands (by  
permit).

**WATER:**

The Diamond Peaks Road & Utility Association provides domestic water. The water supply system delivers deep well water to the member home sites and Fire connections. There is a one-time hookup charge of \$500.00 for each home site in Diamond Peaks. Water is billed quarterly on a flat rate basis once you hook up.

The water system was designed by Tye Engineering. The Oregon State Health Division and Crescent-Odell Lake Rural Fire Protection District have approved the design. The high quality water produced exceeds Federal Safe Drinking Water Standards, and has passed all required chemical, biological and pesticide tests required by the Environmental Protection Agency.

The water supply system is operated, tested and maintained by Pine Ridge Pump Service, a state-approved Certified Water Operator.

**FIRE PROTECTION:**

Diamond Peaks at Leisure Woods is located within the Crescent-Odell Lake Rural Fire Protection District. The Fire Department is 1-½ miles from Diamond Peaks. Water for fire suppression is installed to within 500 feet of each home site in Diamond Peaks.

The Diamond Peaks Road and Utilities Association charges \$50.00 per year per home site, beginning July 1, 1999 for availability of fire suppression water.

**ROADS:**

The roads are maintained and plowed in the winter for easy access to the home sites. Yearly assessment for road maintenance and snow Additional removal fees and additional information available.

**HOME CONSTRUCTION:**

When applying for a building permit, it is advisable to also make application for connection to any and all services available, including but not limited to: water hook-up, power hook-up, telephone hook-up, septic permit, etc..

## **Klamath County**

### **Information**

Government Center, 305 Main  
Street, Klamath Falls, OR 97601

Environmental Health: (Septic Permits)	(541) 883-1122 or (800) 426-9761	(541) 433-2227
Building Permits:	(541) 883-4209 or (800) 378-1034	(541) 536-7226
Planning Department: (For Physical Address To Home Site, Give Lot And Block)	(541) 883-4200 or (800) 426-9763	(800) 637-9843
Assessor:	(541)-883-5111 or (800)-377-6092	(541) 536-1194
Tax Collection:	(541) 883-4297 or (800) 697-8087	(541) 382-3823

