

EMANUEL HOSPITAL PROJECT

(ORE. R-20)

PROPERTY IDENTIFICATION

PARCEL NO. RS-4-7 ADDRESS 109-113 N. Russell Street  
South 40 feet of the West 50 feet of Lot 5 EXCEPT part in Vancouver  
LEGAL DESCRIPTION Ave; the West 50 feet of Lot 6 EXCEPT part in Vancouver Ave.; East  
50 feet of Lots 5 and 6 EXCEPT the West 10 feet in the street; the North 10 feet of  
the West 50 feet of Lot 5, Block 4, RAILROAD SHOPS ADDITION

OWNER GRESS, Lewis J. and Barbara LOT AREA 7,818 SQ.FT.

PROPERTY DESCRIPTION:

Subject is a corner lot located on the N.E. corner of N. Russell Street and N. Vancouver Avenue, irregular in shape, part of which has been taken for street improvements. It has 50' frontage on Russell; is 100.1' deep, level to the street grade and has off-street parking.

Subject is improved with a 2-story brick veneer building built during 1911. It was modernized during 1957 with a brick front, new metal sash windows, completely rewired, a modern furnace room installed with a forced warm air gas fired unit and an automatic gas hot water heater. There is a full basement with concrete floors, posts and beams, concrete walls and brick pilasters.

Lew's Men's Shop occupies approx. 1,100 sq.ft.; has a modern display room, dressing room with modern cabinets, a side storage room, lavatory consisting of 2 white plumbing fixtures, a sewing room and an office. All lights are modern. Asphalt floors are in good shape; has a burglar alarm system.

Doctor's office has approx. 1,100 sq.ft. Has a modern front, a reception room and office. Finished with sheetrock and asphalt floors, mahogany doors and trim. There are 4 examination rooms, three sinks, one laboratory and storage room and one lavatory finished with 2 white fixtures.

PARCEL NO. RS-4-7  
CONTINUED

Second floor apartments are walk-up type. They are both the same: each has a front room, living room, 2 bedrooms, bath with 3 white fixtures, modern kitchen, circulator oil heat, lath and plaster finish.

The ground floor is occupied by the owner; doctors office is vacant.

Zoning: M-3 Light Industrial

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PIONEER NATIONAL TITLE INSURANCE COMPANY  
321 S. W. 4th Avenue  
Portland, Oregon

OWNERSHIP DATA REPORT

Order No. 365001 RS 4-7

Dated February 1, 1969

(1) Last deed of record runs to LEWIS J. GRESS and BARBARA GRESS

From 1. Patricia Jackson 2. Frank Demme and Josephine S. Demme

Whose address is 6403 S. W. Dover St.

(2) Legal description 1. S. 40 ft of W. 50 ft of Lot 5, & W. 50 ft of Lot 6, Block 4, RAILROAD SHOPS ADD, Except part in Street  
2. The E. 50 ft of Lots 5 and 6, and N. 10 ft. of W. 50 ft. of Lot 5, Except part in Street, Block 4, RAILROAD SHOPS ADD.

(3) Deed dated	<u>1/26/66</u>	recorded	<u>2/1/66</u>
	<u>10/18/56</u>		<u>10/24/56</u>
Book	<u>462</u>	page	<u>339</u>
	<u>1812</u>		<u>342</u>
Consideration	<u>2,100</u>		
	<u>5,500</u>		
(4) Assessed valuation of land			Improvements <u>16,000</u>
	<u>68-69</u>	<u>\$62.12</u> paid	<u>68430-1120</u>
(5) Taxes	<u>\$635.97</u> paid		Acct. No. <u>68430-1140</u>

Mortgages, contracts and other encumbrances:

1. Divorce No. 327932, filed April 13, 1967, Barbara Gress vs. Lewis Joseph Gress.

This is not a title report and we assume no responsibility for errors or omissions herein.

PIONEER NATIONAL TITLE INSURANCE COMPANY

By: