

EMANUEL HOSPITAL PROJECT

(ORE. R-20)

PROPERTY IDENTIFICATION

PARCEL NO. RS-3-4 ADDRESS 2740 N. Vancouver Avenue

LEGAL DESCRIPTION South 35 feet of Lot 2, Block 3,

RAILROAD SHOPS ADDITION

OWNER EATON, Alex Jr. and Bessie Lee LOT AREA 3,150 SQ.FT.

PROPERTY DESCRIPTION:

The subject is an inside lot fronting 35' on N. Vancouver Avenue and 90' deep, 55' South of N. Graham Street.

It is a frame residential building in very good repair with cedar siding, composition roof, a finished attic and a full basement. Property has new asbestos siding, new roof and a storm door. Has approx. 1,164 sq.ft. of living area on main floor consisting of an entry hall with oak floors, lath and plaster, fir trim in very neat condition; a front room carpeted; a dining room carpeted; complete modern kitchen with linoleum floors, birch cabinets, formica countertops, double sink, fan and hood, magnetic catches on cabinet doors, space for portable dishwasher, large nook, lowered ceilings. The hall bath has all new fixtures, 3 white, built-in vanity, metal tile wainscoat around bath, birch cabinet and a new medicine cabinet. Two bedrooms down have fir floors carpeted; attic is finished with fir floors and has an open painted roof rafters and beams with one finished bedroom in attic. Has a modern forced air oil fired furnace and wired for washer and dryer. Has 2 laundry trays and complete new wiring. Has a new 66-gal. automatic electric hot water heater. There is a shed located to the rear of the property. Zoning: M-3 light industrial.

MAR • 89



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

OWNERSHIP DATA REPORT

Order No. 365001 R-S-3-4

Dated February 1, 1969

1) Last deed of record runs to Alex Eaton Jr. and Bessie Lee Eaton

From Stephen M. Kastanos

Whose address is 2740 N. Vancouver Ave. Portland, Oregon

2) Legal description The South 35 feet of Lot 2, Block 3, RAILROAD
SHOPS ADDITION.

3) Deed dated September 25, 1961 recorded September 28, 1961

Book 2083 page 254 Consideration IRS \$6.60

4) Appraiser valuation of land \$2,000 Improvements \$2,700

5) Taxes \$139.03; unpaid. Sect. No. 68430-0680

6) Liens, mortgages, contracts and other encumbrances:

NONE

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

PIONEER NATIONAL TITLE INSURANCE COMPANY

By: *[Signature]*