

EMANUEL HOSPITAL PROJECT

(ORE. R-20)

PROPERTY IDENTIFICATION

PARCEL NO. E-2-4 ADDRESS 2742 N. Kerby Avenue

LEGAL DESCRIPTION Lot 2, Block 2, EVANS ADDITION TO ALBINA

OWNER BROWN, Elijah and Ruth Mae LOT AREA 4,050 SQ.FT.

PROPERTY DESCRIPTION:

Level lot 7 to 9 feet above sidewalk, 45' x 90', sloping downward toward the south improved with a 2-story frame single family house built in 1906 with 816 sq.ft. each floor.

Downstairs: Hardwood floors except kitchen and bath. Entry and stair hall 8x7' plus 3x5' service hall with 2x5' guest closet with double doors and drawer. Living room 16x16', dining room 15x18' with bay on the south and 14 ft. fir buffet on the east with glass china cupboard, counter and cabinets and drawers below. Special ceiling light not included in this appraisal. Kitchen with linoleum floor, 12 ft. formica counter, large sink, birch cabinets above and below, electric range, door to recessed open rear porch 5x6'.

Upstairs: Hardwood floors except bath; narrow, hazardous stair to 4x15' service hall with 4½x2½' closet; east bedroom 12x16', closet 2x8', papered; south bedroom 12x13' closet 3½x4'; west bedroom 17x16' painted walls and 4x9' finished closet and attic storage; bath 7x7' less 2x3', rim tub, modern toilet, old oval basin, linoleum floor, wood wainscot.



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PARCEL NO. E-2-4
Continued

Basement: 26x26' with stair to side door and main floor service hall.
Basement has concrete floor and walls, 2 trays, toilet room, automatic washer, modern electric panel and wiring to code, 30-gallon gas water heater, modern gas furnace with trunk and fan.

Exterior: Original siding painted, new composition roof, concrete steps, walk and 4 ft. retaining wall in front. No garage.

Zoning: A 2.5 S - Apartment with sign control

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

OWNERSHIP DATA REPORT

Order No. 365001 E-2-4

Dated Feb. 1, 1969

(1) Last deed of record runs to ELIJAH BROWN and RUTH MAE BROWN

From Mabel A. Roberts

Whose address is 2742 N. Kerby Avenue

(2) Legal description Lot 2, Block 2, EVANS ADDITION TO ALBINA

(3) Deed date: 11-17-53 recorded 11-24-53

Book 1632 page 591 Classification IRC 5.50

(4) Assessed valuation of land 3,600 Improvements 2,800

(5) Taxes 68-69 \$189.32 - 141.99 unpd. t. no. 25950-0220

Mortgages, contracts and other encumbrances:

1. Divorce, Ruth Mae Brown vs. Elijah Brown, No. 267179, Complaint filed August 8, 1960.

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

PIONEER NATIONAL TITLE INSURANCE COMPANY

[Signature]