

EMANUEL HOSPITAL PROJECT

(ORE. R-20)

PROPERTY IDENTIFICATION

PARCEL NO. A-2-7 ADDRESS 3103 N. Vancouver Avenue

LEGAL DESCRIPTION South 33-1/3 feet of the East 70 feet of Lot 13, Block 2,  
ALBINA ADDITION

OWNER SKIPPER, General S. and Alberdia LOT AREA 2,331 SQ.FT.

PROPERTY DESCRIPTION:

Subject site consists of a level, corner, landscaped 33-1/3' x 70' lot which is approximately 2 ft. above street grade. Onsite improvements consist of lawn shrubs, full yard fencing, fruit trees and flat concrete work. All public utilities are connected. Location is on busy North Vancouver Avenue.

Improvements consist of a 1-story dwelling built in 1890 with 774 sq.ft. of main floor area. The home has a small entry hall, combination living and dining room with wall-to-wall carpeting. 2 bedrooms, bath with 3 fixtures and kitchen with metal sink unit, birch cabinets and formica drainboards. Wired electric range. There is no central hallway. Full basement with concrete and frame walls, dirt floor, new type FHA piped oil furnace with inside 275 gal. storage tank. Electric water heater. Interior of the dwelling is of lath and plaster and sheetrock, fir trim, fir and linoleum floors. There is no garage. Home is in average condition with good maintenance.. The exterior is in good condition.

ZONING: A-2.5

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PARCEL NO. A-2-7  
Continued

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

OWNERSHIP DATA REPORT

Order No. 365001 A-2-7

Dated February 1, 1969

The last deed of record runs to General S. and Alborcia Skipper.

Exec. Hoyt C. and Elma K. Phillips.

Address is 3103 N. Vancouver Ave. Portland, Oregon.

Legal description the South 331/3rd feet of the East 70 feet of  
Lot 13, Block 2, ALBINA ADDITION.

Deed dated October 18, 1955 recorded September 19, 1960

Book 2028 page 555 Consideration IRS \$2.75

Assessed valuation of land \$2,050 Improvements \$1,000

Taxes \$90.22 paid. Sect. No. 00990-0350

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]