

EMANUEL HOSPITAL PROJECT

(ORE. R-20)

PROPERTY IDENTIFICATION

PARCEL NO. RS-5-3 ADDRESS 2632 N. Gantenbein Avenue

LEGAL DESCRIPTION North 30 feet of Lot 3, Block 5,

RAILROAD SHOPS ADDITION

OWNER ALLEN, R. J. and Georgia Mae LOT AREA 3,000 SQ.FT.

PROPERTY DESCRIPTION:

Subject is a level lot located on the East side of N. Gantenbein Street. The property is improved with a 1-story dwelling built during 1898. There is no garage. It is finished with cedar siding fairly well deteriorated in paint; a rolled composition roof; no gutters or downspouts; on a concrete foundation with a basement also under the front porch area. Some of the walls in the basement are very deteriorated.

It has an automatic gas hot water heater and a circulator has heater in the dining room. There is 688 sq. ft. of living area consisting of a front room with 12' ceilings; lath and plaster; a living room; a dining room; one bedroom. It is noted here that the floors slope very predominately. There is a bathroom with tub and toilet off of the bedroom but no lavatory. There is a kitchen with new plywood cupboards, double sink, below minimum cabinet space. The property is not wired for electric range. The second bedroom is off of the kitchen and also off of the front hall. There is almost 100% deterioration in the subject property caused by physical as well as functional and economic.

Zoning: A2.5 requiring 2,500 sq.ft. of living area for each single family unit.

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

OWNERSHIP DATA REPORT

Order No. 365001 RS -5-3

Dated February 1, 1959

Last year of record runs to R. J. Allen and Georgia Mae Allen

From J. R. Collins and Bessie Collins

Address is 2532 N. Gantenbein Ave. Portland, Oregon

Legal description The North 30 feet of Lot 3, Block 5, RAILROAD
SHOPS ADDITION.

Recorded under April 22, 1959 recorded April 28, 1959

Book 1952 page 277 Consideration TRC \$4.40

Appraised valuation of land \$2,700 Improvements \$600

Unpaid taxes \$97.62; paid. Sect. No. 68430-1430

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: *W. H. Pittman*