

EMANUEL HOSPITAL PROJECT

(ORE. R-20)

PROPERTY IDENTIFICATION

PARCEL NO. R-10-1 ADDRESS 3147 N. Commercial Avenue

LEGAL DESCRIPTION North 27 feet of Lots 1 and 2, Block 10,
RIVERVIEW SUBDIVISION

OWNER BENFORD, John B. and Melisia LOT AREA 2,190.51 SQ.FT.

PROPERTY DESCRIPTION:

Site is a small, level, corner partially landscaped 27'x81' lot which is approximately 2 feet above street grade. Onsite improvements are lawn, shrubs, fencing and flat concrete work. The yard maintenance is only fair. All public utilities are connected.

Improvements consist of a 1-story dwelling built in 1899 with 972 sq.ft. of main floor area. The home has a small entry hall, living room, large dining room, 2 bedrooms, 2/3 bath and fir painted kitchen with pantry. Interior is of lath and plaster, fir and linoleum floors and fir trim. Home is heated with a gas rental stove. There is no basement or attic area. Has a frame and block foundation. Exterior is of T and G siding and composition roof. There are no gutters or downspouts. There is a small 12'x12' wood shed of little value. Interior of the dwelling is superior to the exterior appearance.

ZONING: A-2.5



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

OWNERSHIP DATA REPORT

Order No. ~~365001~~ ~~R-10-1~~

Dated ~~February 1, 1969~~

File date of record runs to ~~John Benford and Melisia Benford~~

~~John Benford, 10000 N. 10th Street, Portland, Oregon~~

Home address is ~~321 S. W. 4th Avenue~~

Legal description ~~South 24' of Lots 1 and 2, Block 10,~~

~~Portland, Oregon~~

Deed date ~~12/15/54~~ recorded ~~1/5/54~~

Book ~~200~~ page ~~300~~ Constitution ~~IRS~~ ~~\$4.40~~

Assessed valuation of land ~~\$1,950~~ Improvements ~~\$1,300~~

Taxes ~~1967~~ ~~unpaid~~ Sect. No. ~~#71030-2740~~

Mortgages, contracts and other encumbrances:

1. 1967 taxes, \$87.24; balance \$25.11.
2. 1966 taxes, \$86.78; unpaid.
3. 1967 taxes, \$85.41; unpaid.
4. 1968 taxes, \$84.17; unpaid.

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

PIONEER NATIONAL TITLE INSURANCE COMPANY

By: *[Signature]*