

	DESCRIPTION	ROLL NO	ODOMETER
AB 1-3	DOWNING, JACK L. 2803 N. COMMERCIAL		
A 2-4	DREW, JOHN 3102 N. GANTENBEIN		
A 4-7	DUMAS, LUCILLE 3316 N. GANTENBEIN		
A 4-7	DYE, JONAS 3316 N. GANTENBEIN		
RS 3-4	EADEN, ALEX, JR. 2740 N. VANCOUVER		
A 2-5	EDWARDS, CHESTER 227 N. MONROE		
A 4-11	ELLIS, ROSCOE 233 N. COOK		
R 8-9	FAULKNER, FANNIE 327 N. FARGO		
E 2-5	MACK, FERRELL A. 2732 N. KERBY		
R 9-7	FIELD, HERBERT 417 N. MONROE		
E 2-7	FISCHMAN, STEPHEN M. 553 N. KNOTT		
E 3-7	FLORES, JESSIE 540 N. KNOTT		
E-4-7	FLOWERS, LONNIE 423 N. RUSSELL		
A 2-8	FRAHS, THEODORE 3111 N. VANCOUVER		
AB 3-2	FRARY, MYRA L. 2932 N. COMMERCIAL		
R 10-2	FRYKMAN, MARGARET 3137 N. COMMERCIAL		
R 10-10	GARNETT, ALBERT 529 N. MONROE		
RS 3-6	GLASS, LILLIAN (CONLEY) 2728 N. VANCOUVER		

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R E S U M E /

DATE 2/5/73

NAME MACK, Ferrell A.

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The Macks were displaced from a single-family structure which they owned and occupied since 1953, at 2732 N. Kerby. The Macks were successfully relocated into a standard three-bedroom home at 4329 N.E. 70th. The Macks received a fixed moving allowance and an RHP.

JM:ch

(signed) \_\_\_\_\_  
worker

RESIDENTIAL RELOCATION RECORD

Project Name \_\_\_\_\_ Parcel No. 825 Advisor Mc  
 Client's Name Mock, Laurel C. Phone \_\_\_\_\_  
 Address 2732 N. Kerby Ethn Black Age 47

- Male       Family       Married       Renter/Occupant  
 Female       Individual       Single       Owner/Occupant

Family Composition

Total Number in Family 4  
2 wife, husband

Other:

Relation	Age	Relation	Age
wife	39		
mother	77		
Pannie	8	D.	

Economic Data

Employer Esco \$ 500  
 Address \_\_\_\_\_  
 Other Source of Income Pension \$ 115.20  
 \_\_\_\_\_ \$ \_\_\_\_\_  
 Total Monthly Income \$ (615.20)

- Eligible for Public Housing  YES  NO      Presently Receiving Welfare  YES  NO  
 Eligible for Welfare  YES  NO      Other Assistance \_\_\_\_\_  
 Eligible for (Other)  YES  NO

Claimant was displaced from real property within the project area on or after date of pertinent contract for Federal assistance and/or date of HUD approval of budget for project:  
 YES       NO

Date of initial interview 12-31-71      Date of info pamphlet delivery 12-13-71  
 Date Notice to Move given N/A      Date Effective 7/1/72      Expires N/A

CLAIMANT'S INITIAL DATE OF OCCUPANCY 1953  
 (a) for owner-occupants - indicate initial date of occupancy and ownership 10-29-71  
 Date of initiation of negotiations for purchase of property 10-29-71  
 Date of Acquisition 4-13-72  
 Date of letter of Intent N/A  
 Date of move 6-8-72



DWELLING UNIT FROM WHICH RELOCATED

Private Sales	<input checked="" type="checkbox"/>	Single Family	<input checked="" type="checkbox"/>
Private Rental	<input type="checkbox"/>	Duplex	<input type="checkbox"/>
Other	<input type="checkbox"/>	Multiple Family	<input type="checkbox"/>

Age of Housing Unit 65 yrs.

Size of Habitable Area 1791

Furnished with claimant's furniture  
 YES     NO

Total Number of Rooms 7    Rent Paid \$ \_\_\_\_\_    Utilities \_\_\_\_\_

Number of Bedrooms 4    Monthly Housing Payments \$ \_\_\_\_\_    Taxes 187.84

Liens \$ \_\_\_\_\_ (please explain) \_\_\_\_\_

Acquisition Price \$ 12,000    Amenities \_\_\_\_\_

REPLACEMENT DWELLING UNIT

Address 4329-718 70th    LPA Referred \_\_\_\_\_    Self Referred

Private Sales	<input type="checkbox"/>	Single Family	<input type="checkbox"/>
Private Rental	<input type="checkbox"/>	Duplex	<input type="checkbox"/>
Other	<input type="checkbox"/>	Multiple Family	<input type="checkbox"/>

Outside city     Outside state

Age of Housing Unit 1956

Size of Habitable Area 1584

No. of Rooms 6    No. of Bedrooms 3

For Claimants Who Purchased

Purchase Price of Replacement Dwelling \$ 33,950

Taxes \$ 76.80

RHP or TACO (including incidental costs) \$ 15,000

For Claimants Who Rented

Rent \$ \_\_\_\_\_

Utilities \$ \_\_\_\_\_

Total Rent Assistance \$ \_\_\_\_\_

Amount of Annual Payment \$ \_\_\_\_\_

No. of Housing Referrals to:

3 Standard Sales

Standard Rent

Agency Referrals: 6

MCW    HAP    OTHER ( \_\_\_\_\_ )

Food Stamp    Legal Aid    Other ( \_\_\_\_\_ )

Benefits Received

Date \_\_\_\_\_ Ck # \_\_\_\_\_ Type \_\_\_\_\_ Amount \$ \_\_\_\_\_

Date \_\_\_\_\_ Ck # \_\_\_\_\_ Type \_\_\_\_\_ Amount \$ \_\_\_\_\_

Date \_\_\_\_\_ Ck # \_\_\_\_\_ Type \_\_\_\_\_ Amount \$ \_\_\_\_\_

RESIDENTIAL RELOCATION RECORD

CLIENT'S NAME MACK, Ferrell A. RELOCATION ADVISOR J. McIntosh  
 ADDRESS 2732 N. Kerby PHONE 288-2248 PROJECT NAME Emanuel - R-20  
 SEX M ETHN Blk VETERAN \_\_\_\_\_ AGE 47 PARCEL NO. E-2-5  
 MARITAL STATUS Married TENURE Owner/occupant  
 DISABILITY \_\_\_\_\_ INDIV \_\_\_\_\_ FAMILY X  
 ELIGIBLE FOR: PUBLIC HOUSING \_\_\_\_\_ FHA 235 \_\_\_\_\_  
 RENT SUPPLEMENT \_\_\_\_\_ OTHER \_\_\_\_\_  
 INITIAL INTERVIEW 12/13/71 DATE INFO PAMPHLET DELIVERED 12/13/71  
 NOTICE TO MOVE \_\_\_\_\_ DATES EFFECTIVE \_\_\_\_\_ EXPIRATION DATE \_\_\_\_\_  
 NOTIFY IN CASE OF EMERGENCY \_\_\_\_\_

DATE ON SITE:	<u>1953</u>
INITIATION OF NEGOTIATIONS:	<u>10/29/71</u>
DATE OF ACQUISITION:	<u>4/13/72</u>

ECONOMIC DATA

Employer Esco \$ 500.00  
 Address N.W. Vaughn  
 MCW \_\_\_\_\_  
 Social Security \_\_\_\_\_  
 Pension 115.20  
 Other Bess Kaiser  
 TOTAL MONTHLY INCOME \$ 615.20

FAMILY COMPOSITION

Name	Relation	Age
<u>Vashti C.</u>	<u>Wife</u>	<u>39</u>
<u>Lena</u>	<u>Mother</u>	<u>77</u>
<u>Connie</u>	<u>Dtr.</u>	<u>8</u>

DWELLING UNIT FROM WHICH RELOCATED

		S	SS
Subsidized Sales	<u>Single Family</u>	<u>X</u>	
Subsidized Rental	<u>Multiple Family</u>		
Public Housing	<u>Duplex</u>		
Private Rental	<u>Mobile Home</u>		
Private Sales	<u>X</u>		

Age of Structure 65 No. Rooms 7  
 No. Bedrooms 4 Furn. Unfurn X  
 Utilities \$ \_\_\_\_\_  
 Monthly Payments (Rent) \$ \_\_\_\_\_  
 Acquisition Price \$ 12,000  
 Taxes \$ 187.84 Equity \$ \_\_\_\_\_  
 Liens \$ -0-

Size of Habitable Area 1791

HOUSING REFERRALS

Address	Bedrooms
<u>1829 N.E. Stanton</u>	<u>4</u>
<u>2324 N.E. Thompson</u>	<u>3</u>
<u>2207 N.E. Bryant</u>	<u>2</u>

AGENCY REFERRALS

Name of Agency	Date
<u>Multnomah County Welfare</u>	
<u>Food Stamp Program</u>	
<u>Housing Authority</u>	
<u>Legal Aid</u>	
<u>FISH</u>	
<u>Health Dept.</u>	

AGENCY ACTION:	REASONS:
Appeals	
Refused Assistance	
Address Unknown (tracing)	
Other (death, etc.)	

TEMPORARY RELOCATION

Within Project	
Outside Project	

Date Moved In \_\_\_\_\_  
 Address \_\_\_\_\_  
 Reason \_\_\_\_\_

REPLACEMENT DWELLING UNIT

Client Referred   X   LPA Referred \_\_\_\_\_

Address   4329 N.E. 70th   Phone \_\_\_\_\_ Date of Move   6/28/72  

WHERE RELOCATED:				S	SS
Same City	<u>  X  </u>	Subsidized Sales		Single Family	<u>  X  </u>
Outside City		Subsidized Rental		Multiple Family	
Out of State		Public Housing		Duplex	
		Private Rental		Mobile Home	
		Income to Sales	<u>  X  </u>		

Furnished \_\_\_\_\_ Unfurnished   X   Number of Rooms \_\_\_\_\_ Number of Bedrooms   3   Habitable Area   1569  

Utilities \$ \_\_\_\_\_ Monthly Payments (Rent) \$ \_\_\_\_\_ Purchase Price \$   33,950.00  

Age of Structure: \_\_\_\_\_ Taxes \$   768   Equity \$ \_\_\_\_\_ Distance Moved Away \_\_\_\_\_

Name of Moving Company   Self-move   Name of Realtor   Sale by owner  

BENEFITS RECEIVED

Type	Ck #	Date	Amount
RHP	<u>  376 EH  </u>	<u>  4/2/72  </u>	<u>  \$15,000  </u>
TACO (Rental)			\$
TACO (Rental)			\$
TACO (Rental)			\$
TACO (Rental)			\$
TACO (Sales)			\$
Fixed Moving	<u>  308 EH  </u>	<u>  2/24/72  </u>	<u>  \$ 500  </u>
Actual Move			\$
Storage			\$
Incidental			\$
Interest			\$

Purchase Price   \$33,950  

Down Payment \$ \_\_\_\_\_

RHP   \$ 15,000  

Total Down - \$ \_\_\_\_\_

Total Mortgage   \$ 7,000 \*  

\* V.A. financing

TOTAL BENEFITS RECEIVED   \$15,500  

REALTOR:   Sale by owner   ESCROW CO.   Pioneer Escrow   OFFICER   Jean Egberg    
  (Rodger Yunker)



DATE	NOTES	C/W
	Called ERW prior to office opening. He gave her general information.	
1/15/71	Flyer delivered by James Crolley. Husband is interested in meeting.	
2/11/71	Survey: will buy comparable housing north of Ainsworth or Willamette Blvd.	JC
11/17/71	Called Mrs. Mack and asked if we could arrange for a meeting to discuss relocation benefits. She said that she would talk to her husband and then let me know.	
12/7/71	Called Harold Hahn, real estate agent for the commission, and asked if option had been made on the Mack property. He said that an option had been made with no response from the Macks. He said that on 12/6/71 a final letter had been mailed with instructions for the case to go to counsel. I called Mrs. Mack and asked if we could arrange a meeting date to discuss the benefits due her. She said that a Mr. Bob Nelson was going to call her husband tonight and discuss the matter and she would contact me later.	
12/13/71	SEE MEMO DATED 12/13/71	see
	<u>Note to File:</u>	
12/20/71	Met with Macks on December 13, 1971, to discuss relocation benefits. The Macks were presented with a \$12,000 option on their four-bedroom house at 2732 N. Kerby. However, the Macks have found a four-bedroom house at 3612 NE Ainsworth, with 2½ baths, kitchen with nook, FCB, garage under the house, living and dining area, that they want to purchase. The purchase price of this dwelling is \$29,500. The Macks have said that they cannot replace their present home for \$21,940, which is our schedule amount. They have looked at a large number of four-bedroom units and claim that the above unit at 3612 NE Ainsworth is most comparable to their present dwelling. Thus, they are asking for an RHP of \$17,500. Federal regulations require that an RHP cannot exceed \$15,000. I recently viewed sales housing in the vicinity of 3612 NE Ainsworth and could not find housing, in the immediate area, (10 block radius), that is comparable to the unit currently occupied by the Macks. However, by extending the area of search, I was able to locate a unit at 2718 NE Hancock that appears to be most comparable to the house currently owned and occupied by the Farrell Macks'. (See attached Sheet) The sales price of said house is \$26,000 and would afford the Mack's an RHP of \$14,000.	
12/29/71	Mailed letter to Macks informing them of comparable unit at 2718 N.E. Hancock and asked that they contact me.  <u>Note to file:</u> Mr. Ben Webb, Chief of Relocation and Property Management, approved the dwelling at 2718 N.E. Hancock as being most comparable of all sales housing viewed, to the house currently occupied by the Macks. He considered it to be most like the subject because of the year built, style, square feet of habitable area, basement and sprinkler system. If the City purchased the Macks' home for \$12,000, as proposed, they would be eligible to receive an RHP of \$14,000, plus an additional amount for closing costs.	J. Mc
1/5/72	Contacted the Macks and made arrangements to meet them at their house tomorrow to discuss our finding of a comparable unit.	J. Mc
1/6/72	Met with the Macks and Mrs. Warren of the EDPA this evening. In the best manner possible, I explained why it was necessary for us to find a "comparable" unit. I told them that before we can determine the amount of RHP that they are eligible to receive, we must find a "comparable" unit, that the sales price of a comparable unit would determine the amount of RHP they	

INTERVIEW REGISTER

Date		Relocation Worker
1/6/72 cont'd	<p>are eligible to receive. I then outlined out reasons for selecting the house at 2718 N.E. Hancock as being most comparable to their present house. I told them that they must concur with our decision on the above unit before it can be acceptable. Mrs. Mack said she understood but did not know why we couldn't use the unit at 3612 N.E. Ainsworth as being most comparable. I told her that it did not meet certain specifications, such as size of habitable area, year built, style of house, etc. Mrs. Warren asked why we couldn't consider the unit on Ainsworth as comparable if the Macks were willing to sacrifice certain amenities such as size of habitable area. I explained that Federal law prohibited us from doing so.</p> <p>Mrs. Mack said that the Federal government had provided certain monies for residents of the Emanuel Project Area and that she wanted the full \$15,000. I emphasized the fact that \$15,000 was the maximum benefit they could receive in addition to the monies received for acquisition of the current dwelling unit. I also explained that they would have to use a portion of the \$15,000 for closing costs, thus reducing the actual RHP. I then told them that if we could agree on the house at 2718 N.E. Hancock as being most comparable, they would receive an RHP of \$14,000, plus certain closing costs, and that this amount would be very close to the total \$15,000 RHP.</p>	
1/10/ 72	<p>Mrs. Mack insisted that she receive the maximum benefit of \$15,000 and suggested that we find another house that would afford them said benefit.</p> <p>Client called. Did not like our offer but decided to accept. Asked that we meet with them at their house, Wednesday, January 12, 1972 at 4:30 p.m.</p>	<p>J. Mc</p> <p>BCW</p>
1/12/72	<p>Mr. Ben Webb and I met with Mrs. Warren, president of EDPA, and the Ferrell Macks. Mr. Webb outlined the benefits due them and the factors involved that would determine the RHP they are eligible to receive. It was explained that the comparable dwelling selected by us at 2718 N.E. Hancock would afford them an RHP of \$14,000, plus closing costs. The Macks were still set on obtaining the full \$15,000 RHP grant. Mrs. Mack found a house on S.E. 41st that she thinks is more comparable than the house we selected. We asked that she list the various factors of this house, such as size of habitable area, year built, availability of public services, number of bedrooms, total rooms, etc., and then compare these statistics with their current house and the one on N.E. Hancock to determine which one is most comparable. She will contact our office when this has been completed.</p> <p>The Macks are less antagonistic toward our office and seem to have a better understanding of the benefits that they might be eligible to receive. Our meeting was very beneficial in the sense that a better working relationship was fostered and a higher degree of trust was established.</p>	<p>J. Mc</p>
1/13	<p>Mrs. Wanda Wallace, owner of Wanda Wallace Real Estate, called and said that Mrs. Mack had been to her office requesting information concerning the statistics relating to the house at 3612 N. E. Ainsworth. Over the phone, we compared the statistics that I compiled and those of Mrs. Wallace's. The habitable area for said house was disclosed to be 1736 sq. ft., an increase of nearly 400 sq. ft. over the original computation. The house has 2 2/3 baths, instead of 1 2/3, plus two fireplaces. Mrs. Wallace accounted for discrepancies in statistics by stating that it is normal procedure when someone calls her office requesting housing statistics, for a salesman to disclose only those statistics pertaining to the main floor. Apparently, this is what happened when I originally called and requested statistics for the house on N.E. Ainsworth.</p>	<p>JMc</p>



INTERVIEW REGISTER

Relocation  
Worker

Date	
1/14/ 72	<p>Note to file: The house at 3612 N. E. Ainsworth is a two-story structure with a full bath and two bedrooms on the upper level, two bedrooms and a full bath on the main floor. The basement contains a party room and 2/3 bath. The habitable area for the entire structure is 1736 sq. ft., with 1390 sq. ft. on the main floor.</p> <p>Consulting with Ben Webb, chief of Relocation and Property Management, we decided that the house at 3612 NE Ainsworth was most comparable to the one they are currently occupying. It was determined to be most comparable due to the habitable area and size of lot. The house at 2718 NE Hancock, originally determined to be most comparable, does not come as close to matching the lot size and habitable area of the Mack's current dwelling at 2732 N. Kerby as does the house at 3612 NE Ainsworth.</p> <p>The house at 3612 NE Ainsworth has a sales price of \$29,500.00. Since the PDC purchased their current dwelling for \$12,000.00, the Mack's will be eligible to receive the maximum RHP of \$15,000.00.</p>
1/14/ 72	<p>Mrs. Mack called late this afternoon and talked to Mr. Ben Webb. He explained to her that with the receipt of new information concerning the house at 3612 NE Ainsworth we were willing to accept it as being most comparable to the house they are currently living in. Mrs. Mack was quite agreeable. Mr. Webb advised her that she should contact Wanda Wallace Realty and make arrangements to sign an 'earnest money agreement' on the house at 3612 NE Ainsworth, if they were still interested in purchasing it.</p>
1/18/72	<p>Mrs. Mack called today and said that the House on NE Ainsworth had been sold before they were able to sign an earnest money offer. I told her that I was very sorry for the misfortune but would be more than happy to begin looking for other houses for them.</p>
1/21/72	<p>I called Mrs. Mack today and explained that I had a list of referrals to give her and offered to drive them around to look at said homes. She said that she had already made contact with a Realtor and had been looking at homes this week. She said that she would contact the realtor and have them get in touch with me so that I might give the referrals to them.</p>
1/25	<p>Called Mrs. Mack this morning and asked about their progress in searching for a replacement dwelling. They are working with Maxine Franklin, real estate agent with Portland Properties, but have not found anything as yet.</p>
1/26	<p>Called Maxine Franklin at Portland Properties, but she was not in. Left message to call me.</p> <p>Contacted Maxine Franklin at her place of residence. I explained my position and connection with the Ferrell Macks. Also verified Macks' eligibility to receive \$15,000 RHP. Mrs. Franklin explained that she has been working quite closely with Mrs. Mack and is certain that they will find a suitable house for them in the not too distant future.</p>
2/3	<p>Mrs. Maxine Franklin of Portland Properties Real Estate Agency called while I was out of the office this morning. I returned her call. Mrs. Franklin had heard rumors that displacees from the Emanuel Hospital Project Area were limited in the amount of money they were able to spend in their purchase of a house. I told her that the Macks, along with all other eligible displacees, were able to spend any amount they so desired on the purchase price of a house, assuming that they had the cash on hand or could obtain the necessary financing. The only thing that the Macks are limited by is the set amount of</p>

JMc

JMc

JMc

INTERVIEW REGISTER

Date		Relocation Worker
2/3/72	<p>continued: the Replacement Housing Payment they will receive, and in their particular case this amount is \$15,000.</p> <p>I asked how she was progressing in finding a suitable replacement dwelling for the Macks. She said it is quite a challenge to work with them, because they are so particular. Mrs. Mack insists that the house they purchase have brick siding, full basement, four bedrooms, and in the price range of \$30,000 - \$32,000. The home must be in the northeast section of town and west of 82nd Avenue.</p>	JMc
2/4	<p>Mrs. Mack called and talked with Mr. Ben Webb. She said that they have found a house at 4329 N. E. 70th that they were interested in purchasing. Included in the purchase of said house is a kitchen range, pool table, and freezer. It is a five-bedroom house with a full basement. For a further description of this house, see memo to file, dated 2/9/72.</p> <p>Mr. Webb called Rodger Yunker, owner of house at 4329 N.E. 70th. The owner said that if the Macks purchased for cash, he would suffer a pay-off penalty. He asked that Mr. Webb contact Larry Guild at American Savings.</p>	JMc
2/7	<p>Mr. Webb called Mr. Guild, but Mr. Guild did not have any information and indicated that he would not be the closing agent.</p>	JMc
2/9	<p>I called Mrs. Mack and asked that she contact Mr. Yunkers and arrange for a time when they could come to our office to sign earnest money offer.</p>	JMc
2/9	<p>Mrs. Mack called and said that they would be in our office, as would the Yunkers, at 9:30 a.m. on 2/10/72.</p>	JMc
2/10	<p>Mr. and Mrs. Ferrell Mack and Mr. and Mrs. Rodger Yunker came into our office this morning to sign an earnest money offer on a house currently owned and occupied by Mr. and Mrs. Rodger Yunker at 4329 N.E. 70th. The Macks agreed to purchase said house at a price of \$33,950. However, in our preparation of the earnest money agreement and in talking with the Macks, it was learned that the Macks had not signed the option on their house and it was in condemnation proceedings. I contacted Olly Norville, Legal Counsel for the Commission, and he suggested that everyone come to his office where the matter could be pursued further.</p> <p>Betty Burns, relocation advisor, myself, the Macks and the Yunkers went to Mr. Norville's office. Mr. Norville asked the Macks if they would sign the option for their house; they replied that they would. Mr. Norville said that we were very fortunate that the condemnation proceedings had not progressed to the point where it might have gone to court. It was agreed upon by all that Mr. Norville should prepare the option and earnest money agreement for both parties to sign on Monday, February 14, 1972.</p>	JMc
2/10	<p>Mr. Yunkers called and gave me the legal description of his property. The legal description is as follows: Wellington - Lots 12, 13, &amp; 14, Block 24. Mr. Yunkers also stated that Lot #12 had an assessed value of \$1350, Lots 13 and 14 a valuation of \$24,900. Taxes on the three lots are \$770.97. Mr. Mack will finance the purchase of this house with a State G.I. loan. Thus, we will be provided with an appraisal of said property.</p>	JMc

INTERVIEW REGISTER

Date		Relocation Worker
2/3/72	<p>continued: the Replacement Housing Payment they will receive, and in their particular case this amount is \$15,000.</p> <p>I asked how she was progressing in finding a suitable replacement dwelling for the Macks. She said it is quite a challenge to work with them, because they are so particular. Mrs. Mack insists that the house they purchase have brick siding, full basement, four bedrooms, and in the price range of \$30,000 - \$32,000. The home must be in the northeast section of town and west of 82nd Avenue.</p>	JMc
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2/10	<p>Mr. Yunkers called and gave me the legal description of his property. The legal description is as follows: Wellington - Lots 12, 13, &amp; 14, Block 24. Mr. Yunkers also stated that Lot #12 had an assessed value of \$1350, Lots 13 and 14 a valuation of \$24,900. Taxes on the three lots are \$770.97. Mr. Mack will finance the purchase of this house with a State G.I. loan. Thus, we will be provided with an appraisal of said property.</p>	JMc



## INTERVIEW REGISTER

Date		Relocation Worker
2/14/72	Received copies of note, option, and earnest money offer. Contacted the Macks and Yunkers and arranged meeting at C-CAP office for 2/16/72 at 4:40 p.m.	JMc
2/16	<p>Norm Beukelman, real estate officer for the Commission, and I met with the Yunkers and Macks, along with Mrs. Warren, president of EDPA, at C-CAP this afternoon. The Macks were presented with the option on their house. After carefully reading said document, they agreed to the acquisition price of \$12,000 and signed it. The Macks signed a \$500 note. The note is subject to all terms and conditions of an earnest money agreement signed by both the Yunkers and Macks at same meeting. The Macks have agreed to purchase the house at 4329 N. E. 70th at a selling price of \$33,950. The earnest money offer is conditioned upon the following:</p> <ol style="list-style-type: none"> <li>(1) The sale of property owned by purchasers at 2732 N. Kerby Avenue to the PDC for the sum of \$12,000;</li> <li>(2) The receipt of an RHP from the PDC in the amount of \$15,000; and</li> <li>(3) A Veterans loan from the State of Oregon in an amount necessary to finance the balance of the purchase price.</li> </ol> <p>In addition, the purchase of said house is to include a Frigidaire custom imperial range, Zenith chest freezer, electric rotisserie barbeque unit, and drapes in living room and dining area, stove, dishwasher and garbage disposal.</p> <p>Everyone at the meeting was quite satisfied with its outcome; both the purchaser and seller were quite pleased with the pending agreement. Before leaving, I obtained the Macks' signature on the required claim forms and told them that we would deposit their \$15,000 in PioneerEscrow. The Macks will also receive a moving expense allowance of \$500, based on their occupancy of seven rooms of furniture, and a dislocation allowance of \$200.</p>	JMc
2/17	Arranged with Dick Perkins, PDC Real Estate Dept., to have an FHA appraisal made on unit at 4329 N. E. 79th. Called Bureau of Buildings and made arrangements to have unit inspected.	JMc
2/21	<p>Contacted Mrs. Mack and alerted her to the necessity of obtaining an FHA appraisal on the house at 4329 N.E. 79th. She asked why it was necessary that we obtain an FHA appraisal when the State G.I. would automatically appraise said dwelling during the lending process. I explained that it was standard policy for them not to release the results of their appraisal. Thus, it would be necessary for our purposes to obtain one from the FHA. It was also explained that said appraisal would cost \$40, a cost that must be paid by them. Mrs. Mack thought this to be unfair since they would end up paying for two appraisals, one by the State G.I. Dept., and one by the FHA. I told her that I could understand her feelings but could do nothing to change matters.</p> <p>I told Mrs. Mack that she could either pay the \$40 with a personal check or allow us to deduct the \$40 from their moving benefit. I told her that we could not deduct said amount from their RHP, since the amount had to be paid now and the earnest money agreement bound us to deposit the full \$15,000 into escrow. She opted to have us deduct the \$0 from their moving benefit.</p> <p>Prepared claim forms and submitted them for approval.</p>	JMc

INTERVIEW REGISTER

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INTERVIEW REGISTER

Date		Relocation Worker
2/23/72	Received approved claim form with Check #'s 307 EH in the amount of \$460, plus check #308 EH in the amount of \$40, totaling \$500. The above amount is based on a \$200 dislocation allowance and their occupancy of 7 rooms of furniture.	JMc
2/28	Received notification from Bureau of Buildings that dwelling at 4329 N.E. 70th Ave. is in standard condition and complies with City regulations at this time.	JMc
3/6	Mrs. Mack called and asked about process of FHA appraisal. Told her it should result latter part of this week.	JMc
3/8	Mr. Yunkers called and asked if we had results on FHA appraisal. I explained that we should have results latter part of this week.	JMc
3/9	Received FHA appraisal from Columbia Mortgage Co. The Yunkers property at 4329 N.E. 70th was appraised at \$34,000. Called Mrs. Mack and told her that we received FHA appraisal. Told her that we would send copy to her. I requested that Mrs. Mack call and give me name of lending institution that I might give them copy of appraisal.	JMc
3/10	<p>Called Mrs. Yunkers and told her results of appraisal.</p> <p>Received call from Mrs. Mack, requesting that I contact the Yunkers to see if they would lower the selling price by \$500.</p> <p>Called Mr. Yunkers and told him of Mrs. Mack's request. He said that he was very sympathetic to their request but could not reduce his asking price. He said that he was going to have to pay a penalty charge of nearly \$1,000 for paying off his mortgage six months early. Secondly, he and his wife recently installed an electrical filter unit at a cost of \$700. Third, they will be paying out close to \$500 in closing costs. Finally, they may end up having to pay points on the Macks' G.I. loan. He requested that I explain this to the Ferrell Macks in a pleasant manner, so as not to communicate the impression that he was being hard-nosed.</p> <p>Called Mrs. Mack and explained above situation to her.</p>	JMc
3/10	<p>Mrs. Mack called and told me that the office where her husband was applying for his state G.I. loan is located at the State Office Bldg., 1400 S.W. Fifth Ave., in Room 367. I told her that I would take a copy of the FHA appraisal to their office.</p> <p>Went to the Veterans Affairs office and presented them with a copy of the FHA appraisal pertaining to 4329 N.E. 70th. I told them that this was to be entered in the file of Ferrell Mack who resides at 2732 N. Kerby. The woman I was talking to could not locate an application for Ferrell Mack, and a call to their eastside office did not produce an application, either. I called Mrs. Mack and explained that they were unable to locate her husband's application. She replied that her husband had not applied as yet but would do so fairly soon.</p>	JMc
3/13	Called Mrs. Mack and asked if they were having any second thoughts concerning their purchase of the house at 4329 N.E. 70th. She said no, they were not. I asked if Mr. Mack was going to apply for his VA loan, and she replied that he was making preparations to do so.	JMc

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INTERVIEW REGISTER

Date		Relocation Worker
3/15/72	Mrs. Mack called our office and said that her husband had applied for his State G.I. loan. She requested that we send letter to Dept. of Veterans Affairs, verifying their eligibility to receive an RHP of \$15,000.	JMc
3/16	Mailed letter as requested by Mrs. Mack to Dept. of Veterans Affairs.	JMc
4/10	Roger Yonker called and said that Mrs. Mack informed him that loan was approved by Veterans Dept.	JMc
4/11	Prepared claim for RHP in amount of \$15,000 and turned it in for approval.	JMc
4/13	Received approved claim form with Warrant #376 EH in the amount of \$15,000. Delivered said warrant to Dorothy Lyon in Real Estate Dept., who will in turn deposit it in escrow account number 384572 at Pioneer National Title Ins. Co. located at 421 S. W. Stark.	JMc
4/17	Received copy of letter sent to Pioneer as it pertains to Warrant #384572. Received notification that the Commission purchased property owned by the Macks.	JMc
5/2	Contacted Jean Egberg at Pioneer National and inquired about progress in closing. Ms. Egberg said that the Ferrell Macks had deposited \$11,000 and she also had our \$15,000 grant, plus \$7,000 from the V.A. However, she still needs an additional \$324.99 to cover closing costs. Called Mr. Yunker (the seller) and gave him status report. Called Mrs. Mack and told her that the escrow dept. had all the necessary monies except \$324.99, which is needed for closing costs. Suggested that they deliver said amount to escrow at the earliest possible time. Mentioned that the Yunkers wanted to vacate by May 15. Mrs. Mack said she wasn't sure if they would be able to occupy by then.	JMc
5/5	Following instructions of Mrs. Mack, I prepared letter for delivery to Pioneer National Title Ins. Co. along with warrant 307EH in amount of \$460.00 This represents amount due them for moving benefits. It was deposited in their escrow account for purpose of covering closing costs of \$324.99.	JMc
5/9	Received copy of notice of acquisition of Ferrell Mack property.	JMc
5/9	Received copy of letter mailed to Pioneer escrow authorizing them to release replacement housing payment and disburse it.	JMc
5/25	Yunkers will move this weekend 5/27.	JMc
6/7	Mrs. Mack called and said that they expected to vacate within next two weeks.	JMc
6/12	Prepared and mailed letter to Macks notifying them that 60-day period had expired and would be charged rent of \$90 per month.	JMc
6/19	Mrs. Mack called and asked about rent charge. Told her that we would pro-rate rent for month of June and deduct from \$200 held in escrow account. She said that they will be out of house on N. Kerby by 6/28/72 at the latest.	JMc
6/23	Met Mrs. Mack at her house on N. Kerby and gave her release of property statement which she will sign and mail in next week along with keys to house.	JMc
6/28	Was informed by Real Estate Department that the Macks were issued payment of \$200 from Escrow No. 384572 at Pioneer National Title Insurance Company.	JMc



INTERVIEW REGISTER

Date		Relocation Worker
6/28/72	<p>continued:                      (see file for authorization). Thus, the Macks must be billed for rent owed the Commission. Called Ernie Wiley, Property Manager, and told him about Macks. He will send letter and bill them.</p>	J
6/29	<p>Received release of personal property statement from Ferrell Mack today. The Macks have received all benefits due them and have been successfully relocated into standard sales housing. Thus, file is ready to close.</p>	JM

RECEIVED

JUN 24 1972

PORTLAND DEVELOPMENT COMMISSION

DATED this 24 day of JUNE 1972.

The undersigned does hereby consent and agree that all personal property left by me in the premises at 2732 N. Kerby, Portland, Oregon may be considered and treated by the PORTLAND DEVELOPMENT COMMISSION as abandoned property and disposed of without incurring any obligation or liability to account to me therefore.

Fernell A. Mack  
(firm name)

by: \_\_\_\_\_

Jim McIntosh  
Portland Development Comm.  
1700 SW Fourth  
Portland, Ore. 97201



May 9, 1972

Pioneer National Title Insurance Co.  
421 S. W. Stark Street  
Portland, Oregon 97204

Jean Egberg  
ATTENTION: Escrow Department

Re: Escrow No. 384572  
Parcel No. E-2-5 (Mack)

Gentlemen:

You are hereby advised that the Portland Development Commission has taken possession of the property involved in the above numbered escrow. You may now, therefore, disburse the sum of \$200.00 held by you in subject escrow.

Yours very truly,

John B. Kenward  
Executive Director

JBK:d1

June 12, 1972

Mr. and Mrs. Ferrell A. Mack  
2732 N. Kerby  
Portland, Oregon 97227

Dear Mr. and Mrs. Mack:

As you know, the Portland Development Commission acquired the property you now occupy on April 13, 1972. At that time it was determined that you would be required to pay rent of \$90 per month, following 60 days from date of acquisition of your property by the Commission.

This letter is to inform you that beginning June 13, 1972 you will be charged rent of \$90 per month. If you should vacate prior to a full month's occupancy, your rent will be charged on a prorated basis.

If you have any questions, please call.

Very truly yours,

James W. McIntosh  
Relocation Advisor

JMM:ch

May 9, 1972

Pioneer National Title Insurance Co.  
421 S. W. Stark Street  
Portland, Oregon 97204

ATTENTION: Jean Egberg  
Escrow Officer

Re: Escrow No. 384572  
MACK, Ferrell A. & Vashti C.  
Emanuel Hospital Project  
Parcel No. E-2-5

Gentlemen:

You have in the above identified Escrow account a \$15,000 Replacement Housing Payment in accordance with our instructions of April 13, 1972.

This is to certify that Mr. and Mrs. Mack have acquired and moved into a standard structure located at 4329 N. E. 70th Avenue. You are hereby authorized to release the Replacement Housing Payment and disburse it in such manner as directed by the Macks.

Yours very truly,

John B. Kenward  
Executive Director

JBK:vm

EAGLE-A  
QUALITY  
MEMBERSHIP



NOTICE OF ACQUISITION OF PROPERTY

TO: Site Manager

Date April 14, 1972

FROM: Real Estate Supervisor

EMANUEL HOSPITAL PROJECT

Parcel No. E-2-5 Date Acquired By Deed: April 13, 1972

Type(s) of Unit 1½-story Residence ( ) Vacant (X) Occupied

Property Address 2732 N. Kerby Avenue

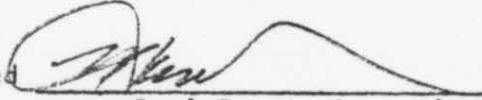
Seller's Name and Address MACK, Ferrell A. and Vashti C.  
2732 N. Kerby Avenue 97227

Seller's Agent and Address \_\_\_\_\_

Amount still held in escrow \$ 200.00 ( ) Seller's Rental Statement attached

Please sign and return duplicate copy when subject property has been inspected and accepted.

cc: Executive Director  
Project Engineer

Signed   
Real Estate Supervisor


PDC-RE-8  
4/15/68

TO: Real Estate Supervisor

Date 5/9/72

FROM: Site Manager

The subject property has been inspected and accepted by the Relocation and Property Management Section. Additional charges, if any, to be collected from final funds due Seller are as follows: (Keys, additional prepaid rents, damages, etc.)

Signed   
Site Manager

PDC-RE-8  
7/1/70

Date May 5, 1972

TO: Dorothy Lyons

FROM: Jim McIntosh (Relocation Advisor)

SUBJECT: Release of Relocation Payment from Escrow

Escrow Company Pioneer National Title Insurance Co.

Escrow No. \_\_\_\_\_

Project Emanuel Parcel No. E-2-5

Name Mack, Ferrell Allen and Vashti C.

Moving Date \_\_\_\_\_

The above client has relocated and does occupy the property which they purchased at 4329 N. E. 70th Avenue. The structure has been found to be standard.

Please authorize the release of the following relocation payments in the amount of:

\$ <u>15,000.00</u>	RHP
\$ _____	TACO
\$ <u>200.00</u>	Dislocation Allowance
\$ <u>200.00</u>	Fixed Moving Payment

-----

TO: Real Estate

FROM: Benjamin C. Webb

SUBJECT: Release of Relocation Payment from Escrow

You are hereby authorized to release relocation payments held in subject escrow. The client has purchased and occupied standard housing.

\_\_\_\_\_  
Benjamin C. Webb



May 5, 1972

Pioneer National Title Insurance Co.  
421 S. W. Stark Street  
Portland, Oregon 97204

Attention: Jean Egberg, Escrow Officer

Re: Escrow No. 384572  
Mack, Ferrell Allen and Vashti C.

Gentlemen:

Enclosed is Warrant No. 307 EH in the amount of \$460.00 representing a fixed moving benefit to be deposited to subject escrow account for disbursement to Mr. and Mrs. Mack upon written authorization by the Commission that they have purchased and do occupy standard housing.

Yours very truly,

Benjamin C. Wolfe, Chief  
Relocation & Property Management

BCW/JM:ves  
Enclosure

# Pioneer National Title Insurance Company

Oregon Division • 421 S.W. Stark Street • Telephone 224-0550 • Portland, Oregon 97204

Esc. No. 384572 Downtown Branch Telephone: Ext. 256  
 ESCROW STATEMENT April 13, 1972

MACK, Ferrell Allen & Vashi C. *MAY 15,*

PROPERTY ADDRESS 2732 N. Kerby Avenue

DESCRIPTION Lot 3 & the N 1/2 of Lot 8, Block 2, Evans'

	Debit	Credit
Add to Albina	\$	\$
Demand <del>check</del> for Deed		12,000 00
Title Insurance Policy No.		
Escrow Fee		
Taxes 1971-72 tax prorata 4/12 to 7/1/72		42 52
" 1971-72 balance due (71-72)	96 92	
City Liens		
Reconveyance		
RECORDING		
Deed to		
Deed to		
Mortgage to		
Trust Deed to		
Release of Mortgage to		
Reconveyance		
Contract between and		
% Interest Adjustment on \$ from to		
Insurance pro rata on \$ from to		
Paid for real estate commission		
Paid Bureau of Water Works for water bill	14 26	
Paid for		
Funds held in Escrow pending authorization to release from Portland Development Commission	200 00	
Balance - Our Check Herewith	11,731 34	
Balance - Debit		
TOTAL	12,042 52	12,042 52

This covers money settlement only.  
 Any papers to which you are entitled  
 will follow later.

Pioneer National Title Insurance Company

By Jean Egberg  
 (Mrs.) Jean Egberg, Escrow Officer



April 13, 1972

Pioneer National Title Insurance Co.  
421 S. W. Start Street  
Portland, Oregon 97204

ATTENTION: Jean Egberg  
Escrow Officer

Re: Escrow No. 384572  
MACK, Ferrell Allen and Vashti C.

Gentlemen:

Enclosed is Warrant No. 376 EH in the amount of \$15,000 representing a replacement housing payment, to be deposited to subject escrow for disbursement to Mr. and Mrs. Mack upon written authorization by the Commission that they have purchased and do occupy standard housing.

Yours very truly,

Harold D. Hand  
Chief, Real Estate

HDH:vm  
Enclosure (1)



Warrant Number

# PORTLAND DEVELOPMENT COMMISSION

1700 S.W. FOURTH AVENUE  
PORTLAND, OREGON 97201

No 376 EH

DATE April 12, 1972

PAY TO Pioneer National Title Insurance Company

\$ 15,000.00

DOLLARS

TO THE TREASURER OF THE  
CITY OF PORTLAND, OREGON



AUTHORIZED SIGNATURE  
**NON-NEGOTIABLE**

AUTHORIZED SIGNATURE

Portland Development Commission 224-4800

DETACH BEFORE DEPOSITING CHECK

DATE	INVOICE OR CONTRACT NOS.	DESCRIPTION	AMOUNT
		Deposit in escrow for Ferrell and Vashti Mack. RHP for Homeowners per claim filed. From 2732 N. Kerby (E-2-5).  Lump sum payment	<u>\$15,000.00</u>

### Account Distribution

NO.	TITLE	AMOUNT
E 1501	Relocation Payment (RHP) (EH)	\$15,000.00

*AC*

*JMA*

CLAIM FOR REPLACEMENT HOUSING PAYMENT FOR  
HOMEOWNERS

NAME, ADDRESS, AND ZIP CODE OF DISPLACING AGENCY

Portland Development Commission  
1700 S. W. Fourth Avenue  
Portland, Oregon 97201

PROJECT NAME (if applicable)

Emanuel Hospital Project

PROJECT NUMBER: ORE. R-20

INSTRUCTIONS: Complete all applicable items and sign certification in Block 4.  
Consult the displacing agency as to whether you need a Claimant's Report of Self-  
Inspection of Replacement Dwelling to complete and submit with this claim.

PENALTY FOR FALSE OR FRAUDULENT STATEMENT. U.S.C. Title 18, Sec. 1001, provides:  
"Whoever, in any matter within the jurisdiction of any department or agency of the  
United States knowingly and willfully falsifies . . . or makes any false, fictitious  
or fraudulent statements or representations, or makes or uses any false writing or  
document knowing the same to contain any false, fictitious or fraudulent statement or  
entry, shall be fined not more than \$10,000 or imprisoned not more than five years,  
or both."

1. FULL NAME OF OWNER-OCCUPANT CLAIMANT (as shown in deed to displacing agency or in condemnation proceeding)

**MACK, Ferrell and Vashti**

Family  Individual

2. DATE OF DISPLACEMENT  
Parcel No. **E-2-5**

3. INFORMATION IN SUPPORT OF CLAIM

A. Differential Payment

Part I. Data on dwelling unit from which you moved

1. Address of dwelling unit from which you moved 2732 N. Kerby, Portland, Oregon
2. Date you first occupied this dwelling as the owner 1948  
Month-Day-Year
3. Number of bedrooms in the dwelling 4
4. Date of initiation of negotiations for local agency acquisition of dwelling 10/29/71  
Month-Day-Year
5. Payment made by local agency for the dwelling \$ 12,000

Part II. Data on dwelling unit to which you moved

6. Address of dwelling unit to which you moved (include ZIP Code)  
4329 N. E. 70th Ave., Portland 97218
7. Number of bedrooms in replacement dwelling 4
8. Purchase price of the replacement dwelling \$ 33,950

9. Complete either a. or b.:

a. If you have purchased and occupy the replacement dwelling:

Date you signed \_\_\_\_\_ Date of  
purchase agreement \_\_\_\_\_ Settlement \_\_\_\_\_  
Month-Day-Year Month-Day-Year

b. If you have purchased but do not yet occupy the replacement dwelling:

Date you signed \_\_\_\_\_ Date of  
purchase contract 2/16/72 settlement \_\_\_\_\_  
Month-Day-Year Month-Day-Year

Date you expect  
to occupy 4/1/72  
Month-Day-Year

10. Check method you choose to determine the replacement housing cost that will be used as a basis for computing the amount of the differential payment

\_\_\_\_\_ Schedule  Comparative

B. Interest Payment

1. Outstanding balance of mortgage (if any) on dwelling from which you moved \$ -0-
2. Number of monthly payments remaining on the mortgage \_\_\_\_\_
3. Annual interest rate of mortgage on the dwelling from which you moved \_\_\_\_\_%
4. Annual interest rate of mortgage on the replacement dwelling \_\_\_\_\_%
5. Prevailing annual interest rate paid on standard passbook savings accounts by savings banks in the community where the replacement dwelling is located \_\_\_\_\_%



C. Incidental Expenses (List incidental expenses incurred by you in connection with the purchase of replacement dwelling. If more space is necessary, use additional sheets.)

COSTS INCURRED BY CLAIMANT				FOR LOCAL AGENCY USE
Item (a)	Charged to Claimant on Closing Statement (b)	Paid Directly by Claimant (c)	Amount Claimed (Col. (b) + (c)) (d)	Amount Approved (e)
	\$	\$	\$	\$
TOTAL	\$	\$	\$	\$

Listing of documents submitted herewith in support of amounts entered in Column (d) above: (Documentation for the above claim must be submitted.)

I submit this information in support of a claim for a Replacement Housing Payment under Section 203 of P.L. 91-646, as amended, and I certify under the penalties and provisions of U.S.C. Title 18, Sec. 1001, and any other applicable law, that the information submitted herewith has been examined by me and is true, correct, and complete, and that I understand that, apart from the penalties and provisions of U.S.C. Title 18, Sec. 1001, and any other applicable law, falsification of any item submitted herewith may result in forfeiture of the entire claim.

3/16/72  
Date

Fred A. MacZ  
Signature of Owner-Occupant (s)

(For Local Agency Use Only)  
DETERMINATION OF ELIGIBILITY FOR REPLACEMENT  
HOUSING PAYMENT FOR HOMEOWNERS

NAME AND ADDRESS OF CLAIMANT:

Ferrell and Vashti Mack  
4329 N. E. 70th, Portland 97218

NAME OF LOCAL AGENCY:

Portland Development Commission

INSTRUCTIONS: Complete this form to determine eligibility of claimant for Replacement Housing Payment for Homeowners. Attach the completed form to the pertinent claim form filed by claimant. Note that the determination of the amount of payment to cover costs incidental to purchase of a replacement dwelling is made on the applicable claim form. Attach an explanation of any entries which differ from claimant's entries on claim form.

1. Did the claimant own the dwelling at the time of acquisition?  Yes  No

Initial Date of Ownership: 1948 Date of Acquisition: 2/16/72  
Month-Day-Year Month-Day-Year

2. Did the claimant own and occupy the dwelling at least 180 days prior to the initiation of negotiations?  Yes  No

Initial Date of Ownership: 1948 Date of Initiation of  
Negotiations: 10/29/71

3. Did the claimant purchase and occupy the replacement housing within one year from the date of displacement?  Yes  No

Date of Displacement: 4/1/72 Date of Purchase of Replacement  
Housing: 2/16/72

Date of Occupancy of Replacement Housing: 4/1/72  
(If the claimant was unable to occupy the replacement housing within the required one-year period, use reverse side of this form to provide explanation.)

4. Did the claimant have a bona fide mortgage on his dwelling for at least 180 days prior to initiation of negotiations?  No  Yes  No

Issuance Date of Mortgage: \_\_\_\_\_ Date of Discharge of  
Mortgage: \_\_\_\_\_

Date of Initiation of Negotiations: \_\_\_\_\_

5. Has the replacement housing been inspected and found to be standard? (Attach copy of dwelling inspection record or, if the claimant moved outside the locality, attach the report obtained from the claimant.)  Yes  No

6. CERTIFICATION OF LOCAL AGENCY

This is to certify that the property purchased by the claimant has been inspected and the property was occupied by the claimant within one year following his displacement. I further certify that I have examined this claim and have found it to be in accord with the applicable provisions of Federal Law and the regulations issued by the Department of Housing and Urban Development pursuant thereto. Therefore, this claim is hereby approved and payment in the amount of \$ 15,000 is authorized.

4/19/72  
Date

[Signature]  
Authorized Signature

7. RECORD OF PAYMENT

Date of Payment: 4/12/72 Check No. 376 EH Amount: \$ 15,000.00

(For Local Agency Use Only)  
WORKSHEET FOR COMPUTATION OF REPLACEMENT  
HOUSING PAYMENT FOR HOMEOWNERS

NAME AND ADDRESS OF CLAIMANT  
Ferrell & Krista Mack  
4329 NE

COMPUTATION PREPARED BY:  
me atosh 2/11/92  
Name Date

INSTRUCTIONS: Attach this form to the pertinent claim form filed by claimant. Attach an explanation of any difference between amounts claimed and amounts approved. Complete Blocks B and C; then complete Block A.

A. COMPUTATION OF TOTAL REPLACEMENT HOUSING PAYMENT FOR HOMEOWNERS

- 1. Amount of differential payment (Block B, Line 6) \$ 15,000.00
- 2. Plus interest payment (Block C, Step 4, Last line) + \$ 714
- 3. Plus costs incidental to purchase (Total amount approved by agency, from claim form, Block 3C, Column (e)) + \$ 714
- 4. Total (Sum of Lines 1, 2, and 3) \$ 15,000.00
- 5. Minus adjustments (Attach explanation; e.g., amount previously received as Replacement Housing Payment for Tenants and Certain Others) - \$ 714
- 6. Total Replacement Housing Payment for Homeowner (Line 4 minus Line 5) \$ 15,000.00

(Enter this amount in the space provided in Block 6 on the Guideform Determination of Eligibility for Replacement Housing Payment for Homeowners)

B. COMPUTATION OF DIFFERENTIAL PAYMENT

Required Information

- 1. Actual purchase price of replacement dwelling \$ 33,950.00
- 2. Cost of comparable replacement dwelling (Cost based on: Schedule  Comparative  Other) \$ 29,500.00
- 3. Acquisition payment made by agency for claimant's former dwelling \$ 12,000.00

Computation

- 4. Line 1 or Line 2, whichever is less \$ 29,500.00
- 5. Minus Line 3 - \$ 12,000.00
- 6. Amount of differential payment \$ 17,500.00

Maximum Payment = \$ 15,000.00



March 16, 1972

Department of Veterans Affairs  
State Office Building, Room 367  
1400 S. W. Fifth Avenue  
Portland, Oregon 97201

Gentlemen:

Mr. and Mrs. Ferrell A. Mack are eligible, based on their status as homeowners in the Emanuel Hospital Project, to receive certain relocation benefits subject to the provision of the Uniform Relocation Act of 1970. The benefits include a Replacement Housing Payment of \$15,000, to be used toward the purchase of a replacement dwelling unit, including the reasonable costs of expenses incurred incidental to the purchase of the replacement dwelling. Incidental expenses are limited to reasonable costs but not prepaid expenses or finance charges, and may include the following:

- (1) Legal, closing and related costs including title search, preparing conveyance contracts, notary fees, surveys, preparing drawings on plats, and charges paid incident to recordation.
- (2) Lender, F.H.A. or V.A. appraisal fees.
- (3) F.H.A. or V.A. application fees.
- (4) Certification of structural soundness.
- (5) Credit report.
- (6) Owner's and mortgagee's evidence or assurance of title.
- (7) Sales or transfer of taxes.
- (8) Escrow agent's fee.

We are most anxious to assist the Macks in any way possible to enable them to be satisfactorily relocated from this urban renewal

Department of Veterans Affairs  
Page 2.  
March 16, 1972

project. Please feel free to call if you have any questions.

Very truly yours,

Benjamin C. Webb  
Chief of Relocation and  
Property Management

BCW/JM:ch



FHA MORTGAGEE NO. 40203-8

U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL HOUSING ADMINISTRATION

FHA CASE NO. 421:15040

CONDITIONAL COMMITMENT FOR MORTGAGE INSURANCE UNDER THE NATIONAL HOUSING ACT

PROPERTY ADDRESS 4329 N. E. 70th Portland, Oregon

SEC. 203(b) SEC.

MORTGAGEE

Columbia Mortgage Co. 600 International Bld. 812 SW Washington Portland, Oregon

ESTIMATE OF VALUE AND CLOSING COSTS

VALUE OF PROPERTY \$ 3600 Closing Costs \$ TOTAL (For Mortgage Insurance Purposes) \$

MONTHLY EXPENSE ESTIMATE

Fire Ins. \$ Taxes \$ Main. & Repairs \$ Heat & Utilities \$

APPROVED FOR COMMITMENT

COMMITMENT

Issued: 19 Expires: 3-6-19

COMMITMENT TERM 2248701. MORT. AMT. \$ 3120 NO. MOS. MAX. INTEREST %

EXISTING PROPOSED (See Gen. Cond. #3)

Improved Living Area 1569 Sq.

INFORMATION

The estimates of fire insurance, taxes, maintenance/repairs, heat/utilities and closing costs are furnished for mortgagee's and mortgagor's information. They may be used to prepare FHA Form 2900. Application for Credit Approval, when a firm commitment is desired.

GENERAL COMMITMENT CONDITIONS

1. MAXIMUM MORTGAGE AMOUNT AND TERMS -

- (a) OCCUPANT MORTGAGORS: The mortgage amount and term set forth in the heading are the maximum approved for this property assuming a satisfactory owner-occupant mortgagor. The maximum amount and term in the heading may be changed depending upon FHA's rating of the borrower, his income and credit. (b) NONOCCUPANT MORTGAGORS: If the mortgagor does not occupy the house, the law limits the maximum mortgage amount to not to exceed 85% of the maximum amount available to an eligible mortgagor who will occupy the house (85% of value if Sec. 203(i) or 221). In the case of nonoccupant mortgagors, the firm commitment when issued will reduce the mortgage amount and terms below that stated in the heading. (c) COMMITMENT CHANGES: The Commissioner may, upon request of the approved mortgagee, change the mortgage amount and term set forth in the heading. If the application is accompanied by a VA CRV, changes will be made only if VA issues an amendment.

2. FIRM COMMITMENT: -A firm commitment to insure a loan will be issued upon receipt of an Application for Credit Approval, FHA Form 2900, executed by an approved mortgagee and a borrower satisfactory to the Commissioner.

3. COMMITMENT TERM: This commitment shall expire SIX MONTHS from the issue date in the case of an EXISTING HOUSE or ONE YEAR from its date in the case of PROPOSED CONSTRUCTION (FHA classifies all cases as either "EXISTING" or "PROPOSED" for the purpose of determining when a commitment expires. Accordingly, a house, even though still under construction, may be classified as an existing house if it was not approved by FHA or VA prior to the beginning of construction.)

4. CANCELLATION: -This commitment may be cancelled after 90 days from the date of issuance if construction has not started unless the mortgagee has disbursed loan proceeds.

5. PROPERTY STANDARDS: -All construction, repairs, or alterations proposed in the application or on the drawings and specifications returned herewith, shall equal or exceed the FHA Minimum Property Standards, or the deviations agreed upon pursuant to purpose and scope provisions of General Revision No. 6, dated August, 1968.

SPECIFIC COMMITMENT CONDITIONS (Applicable when checked)

1. HEALTH AUTHORITY APPROVAL: -Execution of Form 2573 by the Health Authority indicating approval of the water supply and/or sewage disposal installation is required. (Approval by letter or Health Authority Form may be used.)

2. TERMITE CONTROL: -(a) EXISTING HOUSE - Furnish certificate from a recognized termite control operator that the house shows no evidence of an active termite infestation. (b) PROPOSED CONSTRUCTION - Furnish original and two copies of Termite Soil Treatment Guarantee FHA Form 2052.

3. SUBDIVISION REQUIREMENTS: -Comply with Requirements No. from Report dated for Subdivision.

4. BUILDER'S WARRANTY: -The builder shall execute FHA Form 2544, Builder's Warranty.

5. PROPERTY INSPECTIONS: -A notice of construction status shall be given by Form 2289X, letter or telephone at the time indicated below:

- (a.) ALL PROPOSED CONSTRUCTION CASES: (1.) At least two work days before "beginning of construction." (2.) When the building is enclosed, structural framing completely exposed and roughing-in of plumbing, heating and electrical work installed and visible (3.) When construction completed and property ready for occupancy. (b.) REPAIRS: Notify FHA upon completion of required repairs. (c.) CERTIFICATE OF COMPLETION: A certificate stating that the mortgagee has examined the proposed or required repairs and that they have been satisfactorily completed will be accepted.

6. VA INSPECTIONS: -Furnish a copy of a clear VA final report.

7. ASSURANCE OF COMPLETION: -If the required repairs can be completed prior to submission of closing papers, a Form 2289X escrow in the amount of \$ (or such additional amount as the lender desires) may be established as the means to assure completion.

8. SECTION 235 AUTHORITY: (a) This commitment may be converted to section 235(i) upon receipt of an application covering an eligible borrower. Contract authority for this purpose has been obligated. (b) If contract authority is available, this commitment may be converted to section 235(i) upon receipt of an application covering an eligible borrower.

9. EXPIRATION DATE: -The Total Value stated above is based on Veterans Administration Certificate of Reasonable Value case number, dated. Regardless of General Commitment Condition Number 3, above, this commitment expires on.

10. See special conditions No.

below or attached sheet.

59,110



**ONE YEAR**  
FHA MORTGAGEE NO.  
40203-8

U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
FEDERAL HOUSING ADMINISTRATION

FHA  
CASE NO. 9379 15043

**STATEMENT OF APPRAISED VALUE FOR  
A MORTGAGE TO BE INSURED UNDER  
THE NATIONAL HOUSING ACT**

**PROPERTY ADDRESS**  
4329 N. E. 70th  
Portland, Oregon

SEC. 203(b)  SEC. \_\_\_\_\_

**MORTGAGEE**

**Columbia Mortgage Co.**  
600 International Bld.  
812 SW Washington  
Portland, Oregon

**ESTIMATE OF VALUE AND  
CLOSING COSTS**

**VALUE OF PROPERTY** \$ \_\_\_\_\_  
Closing Costs . . . . . \$ \_\_\_\_\_  
**TOTAL (For Mortgage Insurance Purposes)** . . \$ \_\_\_\_\_

**MONTHLY EXPENSE ESTIMATE**

Fire Ins. . . . . \$ \_\_\_\_\_  
Taxes . . . . . \$ \_\_\_\_\_  
Main. & Repairs \$ \_\_\_\_\_  
Heat & Utilities \$ \_\_\_\_\_

**APPROVED FOR COMMITMENT**

**COMMITMENT**

Issued: \_\_\_\_\_ 19\_\_\_\_  
Expires: \_\_\_\_\_ 19\_\_\_\_

**DEFINITION OF VALUE**

The Federal Housing Commissioner has valued the above identified property for mortgage insurance purposes in the amount shown. FHA's estimate of "Value" ("Replacement Cost" in Section 213 or 220) does not fix a sales price, except when the mortgage is to be insured under section 235(i); does not indicate FHA approval of a purchaser of the property; nor does it indicate the amount of an insured mortgage that would be approved.

THE ESTIMATE OF VALUE AND CLOSING COSTS ABOVE HAS THREE PARTS:  
"VALUE OF PROPERTY" IS FHA'S ESTIMATE OF THE VALUE OF THE PROPERTY.

"Closing Costs" is the FHA estimate of the cost of closing a mortgage loan on the property. These costs may be paid by either the buyer or the seller.

"Total for Mortgage Insurance Purposes" includes both the value of the property and estimated closing costs. The maximum mortgage which FHA can insure is based on this amount. Under those sections of the National Housing Act (such as 213 or 220) where the maximum mortgage amount must be based on estimated replacement cost, the "Value of Property shall be deemed to mean replacement cost for mortgage insurance purposes"

"Replacement Cost" is an estimate of the current cost to reproduce the property including land, labor, site survey and marketing expense but excluding payments for prepaid expenses such as taxes and insurance and closing costs.

If the contract price of the property is equal to or less than "Value of Property", and the buyer pays closing costs, a part of the closing costs can be included in the mortgage. IF THE CONTRACT PRICE OF THE PROPERTY IS MORE THAN "VALUE OF PROPERTY" AND THE BUYER PAYS THE CLOSING COSTS, THE BUYER IS PAYING MORE FOR THE PROPERTY THAN THE ESTIMATE OF ITS VALUE.

The law requires that FHA mortgagors receive a statement of "praised value" prior to the sale of the property. If the sales contract has been signed before the mortgagor receives such a statement, the contract must contain, or must be amended to include, following language;

"It is...agreed that,...the purchaser shall not be obligated to complete the purchase...or to incur any penalty...unless the seller has delivered to the purchaser a written statement setting forth...the value of the property (excluding closing costs) not less than \$ \_\_\_\_\_. The purchaser shall have the privilege...of proceeding with...this contract with regard to the amount of the...valuation."

**ADVICE TO HOME BUYERS**

**ADVANCE PAYMENTS** - Make extra payments when able. You pay less interest and have your home paid for sooner. Notify the lender in writing at least 30 days before the regular payment date on which you intend to make an advance payment.

**DELINQUENT PAYMENTS**- Monthly payments are due the first day of each month and should be made on or before that date. The lender may make a late charge up to 2 cents for each dollar of any payment more than 15 days late. If you fail for 30 days to make a payment, or to perform any other agreement in the mortgage, your lender may foreclose. You could lose your home, damage your credit, and prevent your obtaining further mortgage loans. If extraordinary circumstances prevent your making payments on time, see your lender at once. If you are temporarily unable to make your payments because of illness, loss of job, etc., your lender may be able to help you. Ask your lender to explain FHA's forbearance policy. **YOUR CREDIT IS AN IMPORTANT ASSET; DON'T LOSE IT THROUGH NEGLIGENCE.**

**ADJUSTED PREMIUM CHARGE** - If you make extra payments in any year of more than 15% of the original mortgage amount, you may have to pay an adjusted premium charge. This charge is 1% of the original mortgage. FHA is authorized to charge a premium of not less than 1/4 of 1% nor more than 1% per year, but has set the premium at 1/2 of 1% assuming it will be paid over the whole mortgage term. When a mortgage is paid off in advance, the premiums collected do not cover FHA cost and an adjusted premium is charged to offset the loss. If this charge were not made, the premium would have to be higher. An adjusted premium is not made if a new FHA mortgage is placed on the property, or if the FHA insurance is in force for 10 years or longer.

**TAXES, ASSESSMENTS, AND INSURANCE** - Send your lender bills for taxes, special assessments, or fire insurance that come to you. The fire insurance the lender requires you to carry usually covers only the balance of the loan. Check this with your lender. You may wish to take out additional insurance so that if the house is damaged your loss will be covered as well as the lender's. If your home is damaged by fire, windstorm, or other cause, write your lender at once. Taxes for the coming year can't be known until the bills are received. If they exceed the amount accumulated from your payments, you will be asked to pay the difference. If they are less, the difference will be credited to your account. The same is true of fire insurance. Some States allow homestead or veteran's tax exemptions. Apply for any exemption to which you may be entitled. When it is approved, notify your lender.

**CLOSING COSTS** - In the heading is FHA's estimate of anticipated closing costs, such as fees for preparation of mortgage instruments, attorneys' fees, title insurance, origination fees and documentary

stamp taxes. The estimate does not include charges for such pre-chargeable items as taxes, fire insurance.

**BUILDER'S WARRANTY**- When FHA approves plans and specifications before construction, the builder is required to warrant that the house conforms to FHA approved plans. This warranty is for 1 year following the date on which title is conveyed to the original buyer, the date on which the house was first occupied, whichever occurs first.

If during the warranty period you notice defects for which you believe the builder is responsible, ask him in writing to correct them. If he fails to do so, notify the FHA insuring office in writing. Mention the FHA case number shown in the heading. If inspection shows the builder to be at fault, the FHA will try to persuade him to make corrections. If he does not, you may seek legal relief under the builder's warranty. Most builders take pride in their work and will make justifiable corrections. They cannot be expected to correct damage caused by ordinary wear and tear or by poor maintenance. Keeping the house in good condition is the owner's responsibility.

**OPERATING EXPENSES**- In the heading are FHA estimates of monthly costs of taxes, heat and utilities, fire insurance, maintenance and repairs. The estimated figures will probably have to be adjusted as you receive the actual bills. **BEAR IN MIND THAT IN MOST COMMUNITIES TAXES AND OTHER OPERATING COSTS ARE INCREASING.** The estimates should give some idea of what you can expect the costs to be at the beginning. In some areas FHA's estimates may also include local charges such as sewer charges, garbage collection fees, water rates, etc.

**IF YOU SELL** - If you sell while the mortgage exists, the buyer will finance several ways. Understand how these arrangements may affect you. Consult your lender.

1. You may sell for all cash and pay off your mortgage. This is your liability.
2. The buyer can assume the mortgage and pay the difference between the unpaid balance and the selling price in cash. FHA and the lender are willing to accept the buyer as a mortgagor, you can be released from further liability. This requires the specific approval of the lender and the FHA.

(EITHER OF THE ABOVE TWO METHODS IS PREFERABLE TO METHOD NUMBER 3.)

3. The buyer can pay the difference in cash and purchase subject to the unpaid mortgage balance. FHA or lender approval is necessary BUT YOU REMAIN LIABLE FOR THE DEBT. THE BUYER DEFAULTS, IT COULD RESULT IN A LIQUIDATION JUDGMENT AND IMPAIR YOUR CREDIT STANDING.

**THE COST OF BORROWING**

When you borrow to buy a home, you pay interest and other charges which add to your cost. A larger downpayment will result in a smaller mortgage. Borrow as little as you need and repay in the shortest time. If you borrow \$10,000 at 7 1/2% the monthly payment to principal and interest is \$10.60 less for a 30-year mortgage than it would be

for a 20-year mortgage; but in 30 years you pay \$5,772.90, or more interest than in 20 years. The tables show the monthly payments, interest and mortgage insurance for some typical mortgages at 7 1/2%. Taxes and fire insurance are not shown in the tables, although they are included in your monthly payments.

**MONTHLY PAYMENTS, PRINCIPAL & INTEREST, MORT. INS. PREMIUM, TOTAL INTEREST & MORT. INS. PREMIUMS PAID @ 7 1/2%**

Term	\$10,000-MORTGAGE				\$15,000-MORTGAGE				\$20,000-MORTGAGE			
	Prin. & Int. Mo. Payt.	Total Interest	Mtg. Ins. Premium Mo. Payt.	Total	Prin. & Int. Mo. Payt.	Total Interest	Mtg. Ins. Premium Mo. Payt.	Total	Prin. & Int. Mo. Payt.	Total Interest	Mtg. Ins. Premium Mo. Payt.	Total
20 Yrs.	\$80.60	\$ 9,321.49	\$4.12	\$621.42	\$120.90	\$13,982.24	\$6.19	\$932.15	\$161.20	\$18,642.98	\$8.25	\$1,000.00
25 "	73.90	12,169.49	4.14	811.29	110.85	18,254.24	6.21	1,216.95	147.80	24,338.98	8.28	1,000.00
30 "	70.00	15,094.39	4.15	1,006.28	105.00	22,641.59	6.22	1,509.44	140.00	30,188.78	8.30	2,000.00

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
HUD-FHA PORTLAND AREA OFFICE

Rev. 6/25/71

ADDENDUM TO FHA COMMITMENT

FHA CASE NO. 431-115043-20

DATE 3-6-72

SHEET 1 OF 2

Specific commitment conditions (applicable when checked)

Note: Conditions 1 through 10 are on FHA Commitment Form 2800-5.

All required repairs must be completed in a professional manner.

All certifications must be submitted before requesting final inspection of repairs.

50. See attached addendum for condition on individual water and/or sewage disposal system.
51. Install an acceptable vapor barrier ground cover over entire crawl space area.
52. Crawl space shall be graded and sloped to prevent ponding of seepage water. Install drain tile in gravel bed connected to suitable outfall to provide positive drainage away from dwelling. Cover entire crawl space with acceptable vapor barrier.
53. Install at least four 8"x14" galvanized hardware cloth screened crawl space area vents of 1/2" mesh (one near each corner) to adequately vent crawl space area.
54. Provide concrete foundation and/or piers under all wood sills, posts and supporting members under \_\_\_\_\_ dwelling, \_\_\_\_\_ porch (rear-front-side) so that no wood remains within 6" of the ground. Replace any deteriorated members.
55. (a) \_\_\_\_\_ Replace all deteriorated rotted or damaged wood foundation and framing members, including posts, plates, beams and joists in underfloor area, with sound material. No wood to remain within 6" of ground.  
(b) \_\_\_\_\_ Replace all skirting and other wood in contact with the ground and replace with material resistant to rot and infestation. Finish all exposed new or repaired work to match exterior. No wood to remain within 6" of ground.
56. Submit certification from a qualified pest control operator, engineer, or architect that wood destroying organisms, fungus and/or rot damage in the structure of the dwelling have been eliminated. A "Standard Notice of Work Completed" or a report form indicating no infestation may be submitted as certification. Note: All repairs must be completed in conformance with local professional building standards and local building codes.
57. Remove all debris, including wood scraps, form boards, etc., from under building.
58. Trim bushes, cut weeds and remove all junk and debris from premises.
59. Install a 3/4" temperature and pressure relief valve on hot water tank; and a 3/4" discharge line to outside or to an interior drain.
60. Install elbows for downspouts and provide splash blocks to carry roof water at least two feet away from foundation.
61. Install new gutters under all eaves on main building. Provide adequate downspouts and splash blocks. Apply primer and two coats of exterior paint to match existing finish.
62. Clean out and repair gutters and downspouts so they function properly.
63. Install screened hooded roof or gable vents to provide positive cross ventilation of attic space.
64. Paint all exterior metal and wood trim of \_\_\_\_\_ house and/or \_\_\_\_\_ garage after adequately preparing surface.
65. Paint entire exterior of \_\_\_\_\_ house and/or \_\_\_\_\_ garage, including trim, after repairing all damaged areas, removing all loose paint and blisters, and applying an undercoat to bare wood.
66. Repair and paint exterior \_\_\_\_\_ trim, \_\_\_\_\_ siding at the following location(s): \_\_\_\_\_
67. Remove deteriorated accessory structures as follows: \_\_\_\_\_
68. (a) \_\_\_\_\_ The FHA value is based on a lot size of \_\_\_\_\_  
(b) \_\_\_\_\_ Submit a copy of correct legal description, including lot dimensions.
69. (a) \_\_\_\_\_ Since a portion of the land offered as security is deemed to be ineligible excess land, the Deed of Trust or Mortgage shall cover only the following parcel which is eligible: \_\_\_\_\_  
(b) \_\_\_\_\_ The portion of land to be excluded consists of: \_\_\_\_\_







CONNIE McCREADY  
COMMISSIONER  
DEPARTMENT OF PUBLIC UTILITIES



CITY OF PORTLAND  
OREGON

97204

February 24, 1972

BUREAU OF BUILDINGS  
CITY HALL

C. N. CHRISTIANSEN, Director

Building Division  
C. C. Crank, Chief

Electrical Division  
R. A. Niedermeyer, Chief

Plumbing Division  
George W. Wallace, Chief

Permit Division  
Albert Clerc, Chief

Housing Division  
S. J. Chegwiddden, Chief

Portland Development Commission  
235 N. Monroe Street  
Portland, Oregon 97227

Re: 4329 N.E. 70 Avenue

Attn: Jim McIntosh

Gentlemen:

As the result of a displaced person and at your request, an inspection was made by the Housing Division of the one-story, wood frame, three bedroom, single-family dwelling and attached garage at the above address.

Our inspector reports the structure is in standard condition and complies with City Housing regulations at this time.

Yours truly,

C. N. CHRISTIANSEN  
BUILDING INSPECTIONS DIRECTOR

S. J. Chegwiddden  
Chief Housing Inspector

CHF:mfm  
cc: Roger Yunker  
4329 N.E. 70 Ave.

**PORTLAND DEVELOPMENT COMMISSION**

1700 S.W. FOURTH AVENUE  
 PORTLAND, OREGON 97201

N<sup>o</sup> 307 EH

DATE February 24, 1972

PAY TO **Ferrell and Vashti Mack**

\$460.00

**DOLLARS**

TO THE TREASURER OF THE  
 CITY OF PORTLAND, OREGON

AUTHORIZED SIGNATURE  
**NON-NEGOTIABLE**

AUTHORIZED SIGNATURE

Portland Development Commission 224-4800

DETACH BEFORE DEPOSITING CHECK

DATE	INVOICE OR CONTRACT NOS.	DESCRIPTION	AMOUNT
		<b>Reimbursement for Relocation Payment for Tenants per claim filed. Move from 2732 N. Kerby (E-2-5).</b>  Dislocation allowance \$200.00 Fixed payment - own furn. 300.00 Subtotal 500.00 Less payment 2/24/72, Ch. #308 EH <u>40.00</u>	<u>\$460.00</u>

**Account Distribution**

NO.	TITLE	AMOUNT
E 1501	Relocation Payment (EH) (Fixed payment - Family)	\$460.00

*AC*

*JMA*

**PORTLAND DEVELOPMENT COMMISSION**

1700 S.W. FOURTH AVENUE  
 PORTLAND, OREGON 97201

N<sup>o</sup> 308 EH

DATE February 24, 19 72

PAY TO **Columbia Mortgage Company**

\$ 40.00

**DOLLARS**

TO THE TREASURER OF THE  
 CITY OF PORTLAND, OREGON

AUTHORIZED SIGNATURE  
**NON-NEGOTIABLE**

AUTHORIZED SIGNATURE

Portland Development Commission • 224-4800

DETACH BEFORE DEPOSITING CHECK

DATE	INVOICE OR CONTRACT NOS.	DESCRIPTION	AMOUNT
		<b>Reimbursement for Relocation Payment for Tenants per claim filed. Move from 2732 N. Kerby (E-2-5).</b>  Dislocation allowance \$200.00 Fixed payment - own furn. <u>300.00</u> Subtotal 500.00 Less payment 2/24/72 check #307 EH <u>460.00</u>	<u>\$40.00</u>

**Account Distribution**

NO.	TITLE	AMOUNT
E 1501	Relocation Payment (EH) (Fixed payment - Family)	\$40.00

*AC*

*JMA*



February 9, 1972

The File

Ben Webb

Mack Replacement Housing

2/4/72: Mrs. Mack called; said that they had found a house that they liked at 4329 N. E. 70th. It is a 3-bedroom - asking price is \$33,900. Owner is Rodger Yunker, phone: 284-8073 (home); 286-3131 (Office). Included with the house is a kitchen range, pool table and freezer. Rooms in the house are:

Main floor - 1. Living room - dining room  
2. Kitchen  
3. 5 bedrooms

Basement - 6. Wash room  
7. Party room  
8. Storage

There is also a fireplace on both the main floor and in the basement. There are           bathrooms.

The Macks are very anxious to get this house. They asked that we call the owner.

Telephoned the owner. He said that two other couples were interested and asked that a decision be made quickly. He also said that if the Macks purchased for cash, he would suffer a pay-off penalty. He asked that we call Larry Guild at American Savings.

2/7/72 (Holiday) Telephoned Mr. Guild, 222-9461. He did not know much about this and indicated that he would not be the closing agent.

2/7/72 - Telephoned both the Yunkers and Macks. Mrs. Mack asked if we would handle the closing. I agreed to set up a date at PDC to have the earnest money signed. We will then try to send it through our escrow. The pre-payment penalty that the Yunkers will suffer is six months interest on the unpaid balance.

BCW:ch

January 24, 1972

Ben Webb

Jim McIntosh

Ferrell A. Mack

In view of our recent discussion with Mrs. Wallace of Wanda Wallace Real Estate Company, concerning the house at 3612 N. E. Ainsworth, it would appear that this house is most comparable to the one currently occupied by the Macks at 2732 N. Kerby.

Originally, we decided that the house at 2718 N. E. Hancock was most comparable on the basis of habitable area and extra amenities, such as a sprinkler system. However, our recent conversation with Wanda Wallace disclosed a number of errors in the original compilation of statistics concerning the house at 3612 N. E. Ainsworth.

It was originally determined that the square footage of said house was 1,390; however, it has now been determined to be 1,736 sq. ft. - a size more comparable to the Macks' 1,800 sq. ft. than the 2,000 sq. ft. contained within the house on N. E. Hancock. The house at 3612 N. E. Ainsworth has a lot nearer in size to the one owned by the Macks than the house on N. E. Hancock.

On this basis, I think we should compute the replacement housing benefit due the Macks, utilizing the house at 3612 N. E. Ainsworth as being most comparable.

JM:ch



P-2

December 14, 1971

The File

Benjamin C. Webb

RHP - Ferrell A. Mack

met with clients, Mrs. Leo Warren of EDPA, and Jim McIntosh, PDC staff, to discuss client's relocation benefits. The clients have found a house that they want to purchase at 3612 N.E. Ainsworth. The house is a four-bedroom, with 2 1/2 baths, kitchen with nook, FCB, garage under the house, and living room with dining area. It has a Roman brick front.

The house is for sale by Wanda Wallace Company, whose address is 5513 N.E. 30th Avenue. Office phone 288-5749, home 282-8954.

Mrs. Wallace said in a telephone conversation that there was a V.A. appraisal that had expired, for \$29,500.. She said that the sellers would not compromise on the price.

The Macks have said that they cannot replace their present home for \$21,940, which is our schedular amount. They have asked for a comparable. Jim McIntosh has agreed to inspect their house on Wednesday, December 15, 1971 after 4 p.m.

BCW:ch



**CLAIM FOR RELOCATION PAYMENT FOR FIXED  
PAYMENT (FAMILIES AND INDIVIDUALS)**

NAME, ADDRESS AND ZIP CODE OF LOCAL AGENCY

Portland Development Commission  
1700 S. W. Fourth Avenue  
Portland, Oregon 97201

PROJECT NAME (if applicable)

Emanuel Hospital Project

Project Number: ORE. R-20

PENALTY FOR FALSE OR FRAUDULENT STATEMENT. U.S.C. Title 18, Sec. 1001, provides:

"Whoever, in any matter within the jurisdiction of any department or agency of the United States knowingly and willfully falsifies . . . or makes any false, fictitious or fraudulent statements or representations, or makes or uses any false writing or document knowing the same to contain any false, fictitious or fraudulent statment or entry, shall be fined not more than \$10,000 or imprisoned not more than five years, or both."

1. FULL NAME OF CLAIMANT  Family  Individual

MACK, Ferrell and Vashti

2. DATE(S) OF MOVE

3. DWELLING UNIT FROM WHICH YOU MOVED PARCEL NO. E-2-5

a. Address \_\_\_\_\_

2732 N. Kerby, Portland, Oregon

b. Apartment, Floor, or Room Number \_\_\_\_\_

c. Was it furnished with your own furniture?

Yes  No

d. Number of rooms occupied (excluding bathrooms, hallways, and closets): 7

e. Date you moved into this address: \_\_\_\_\_

4. DWELLING UNIT TO WHICH YOU MOVED

a. Address (include ZIP Code) \_\_\_\_\_

4329 N. E. 70th Ave., Portland 97218

b. Apartment, Floor, or Room Number \_\_\_\_\_

c. Were household goods moved to or from storage?

Yes  No

If "Yes", complete table, "Statement of Claim for Storage Costs"

5. TOTAL CLAIM (if 5 b. marked above)

Dislocation Allowance \$200.00

Fixed Moving Payment 300.00

(Consult local agency)

Total \$500.00

6. I CERTIFY under the penalties and provisions of U.S.C. Title 18, Sec. 1001, and any other applicable law, that this claim and information submitted herewith have been examined by me and are true, correct and complete, and that I understand that, apart from the penalties and provisions of U.S.C. Title 18, Sec. 1001, and any other applicable law, falsification of any item in this claim or submitted herewith may result in forfeiture of the entire claim. I further certify that I have not submitted any other claim for, or received, reimbursement or compensation from any other source for any item of loss or expense paid pursuant to this claim, and that any bills or receipts submitted herewith accurately reflect moving services actually performed and/or storage costs actually incurred.

2/16/72  
Date

*Ferrell A Mack*  
Signature of Claimant

(For Local Agency Use Only)

DETERMINATION OF ELIGIBILITY FOR RELOCATION PAYMENT  
FOR MOVING EXPENSES (FAMILIES AND INDIVIDUALS)

NAME AND ADDRESS OF CLAIMANT:

Ferrell and Vashti Mack  
4329 N. E. 70th Ave.  
Portland, Oregon 97218

NAME OF LOCAL AGENCY:

Portland Development Commission

INSTRUCTIONS: Attach this form to the pertinent claim form filed by claimant. Attach an explanation of any difference between amounts claimed and amounts approved.

1. Does claimant meet basic eligibility requirements?  Yes  No

If "No," explain:

2. Complete if claim is for a fixed payment including an amount for moving articles located in household storage space:

Date items inspected: \_\_\_\_\_  
Month-Day-Year

3. If claim is for a self-move, does approved amount exceed estimated cost of accomplishing the move through services of a commercial mover or contractor?

Yes  No

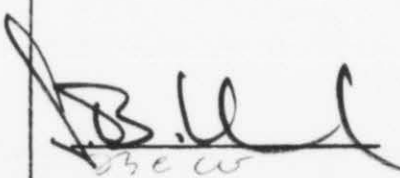
If "Yes," explain basis for approved amount:

4. CERTIFICATION

I CERTIFY that I have examined the claim, and the substantiating documentation, and have found it to be in accord with the applicable provisions of Federal law and the regulations issued by the Department of Housing and Urban Development pursuant thereto. Therefore, the claim is hereby approved and payment is authorized as follows:

(For Local Agency Use Only)

(Complete either A or B:)

Item	Amount <u>1/</u>	Authorized Signature	Date
A. Fixed Payment and Dislocation Allowance	\$		
1. Fixed payment     \$ <u>300.00</u>			<u>2-24-72</u>
2. Dislocation allowance     \$ <u>200.00</u>			
3. Total     \$ <u>500.00</u>	\$ <u>500.00</u>		
B. Actual Moving and Related Expenses	\$		
1. Initial payment including, if applicable, storage and related costs in the amount of \$ _____	_____	_____	_____
2. Supplementary payment (s) for storage costs:	_____	_____	_____
3. Final payment for moving expenses covering storage and related costs	_____	_____	_____

1/ Attach full explanation of any adjustments made; e.g., amount set off against claim or amount of dislocation allowance made as an advance payment.

5. RECORD OF PAYMENTS MADE

Date	Check Number	Amount	Date	Check Number	Amount
<u>2/24/72</u>	<u>308 EH</u>	<u>\$ 40<sup>00</sup></u>			\$
<u>2/24/72</u>	<u>307 EH</u>	<u>\$460<sup>00</sup></u>			



RP

\$ 500.00

Portland, Oregon, February 14, 1972

Upon demand

~~After date~~ I (or if more than one maker) we jointly and severally promise to pay to the order of ROGER L. YUNKER and BARBARA J. YUNKER at Portland, Oregon

- - - - - FIVE HUNDRED and NO/100 (\$500.00) - - - - - DOLLARS,

with interest thereon at the rate of 6% per annum from closing date until paid; interest to be paid and if not so paid, all principal and interest, at the option of the holder of this note, to become immediately due and collectible. Any part hereof may be paid at any time. If this note is placed in the hands of an attorney for collection, I/we promise and agree to pay holder's reasonable attorney's fees and collection costs, even though no suit or action is filed hereon; if a suit or an action is filed, the amount of such reasonable attorney's fees shall be fixed by the court or courts in which the suit or action, including any appeal therein, is tried, heard or decided.

This note is subject to all of the terms and conditions of an earnest money agreement dated February 14, 1972, for the purchase of property by the maker at 4329 N.E. 70th Avenue.

Ferris A. Mack  
Vashti C. Mack  
Ferris A. Mack  
Vashti C. Mack

OWNER'S  
EARNEST MONEY RECEIPT

RECEIVED OF Portland, Oregon February 14, 19 72  
FERRELL A. MACK and VASHTI C. MACK, husband and wife,

the sum of a promissory note for Five Hundred Dollars hereinafter mentioned as the purchaser,  
as earnest money and in part payment for the purchase of the following described real estate situated in the  
City of Portland, County of Multnomah, State of Oregon  
and more particularly described as follows, to-wit:

Lots 12, 13 and 14, Block 24, WELLINGTON PLAT,  
in the City of Portland, County of Multnomah and  
State of Oregon, addressed as 4329 N.E. 70th Avenue,  
together with Frigidaire custom imperial range; very large  
Zenith chest freezer; electric rotisserie barbeque unit;  
and drapes in <sup>living room</sup> and dining area, stove, dishwasher, garbage disposa

which we have this day sold to the said purchaser  
for the sum of THIRTY-THREE THOUSAND NINE HUNDRED FIFTY and NO/100 Dollars \$ 33,950.00 ;  
on the following terms, to-wit: The earnest money hereinabove received for \$ 500.00 ;  
upon acceptance of title and delivery of deed ~~of record~~ . . . \$ 33,450.00 ; \$ 33,950.00 ;  
~~by deed~~ Dollars \$

~~payable as follows~~ This offer is conditioned upon the following: (1) The sale of property  
owned by purchasers at 2732 N. Kerby Avenue to the Portland Development Commission (PDC)  
for the sum of \$12,000.00; (2) The receipt of a replacement housing payment from the PDC  
in the amount of \$15,000.00; and (3) A Veterans loan from the State of Oregon in an  
amount necessary to finance the balance of the purchase price.

A title insurance policy from a reliable company insuring marketable title in the seller is to be furnished the purchaser forthwith  
at seller's expense; preliminary to closing, seller may furnish a title insurance company's title report showing its willingness to issue title  
insurance, and such report shall be conclusive evidence as to status of seller's title.

It is agreed that if the title to the said premises is not marketable, or cannot be made so within thirty days after notice, with  
a written statement of defects, is delivered to seller, the earnest money herein received for shall be refunded. But if the title to the  
said premises is marketable, and the purchaser neglects or refuses to comply with any of the conditions of this sale within 30  
days and to make payments promptly, as hereinabove set forth, then the earnest money herein received for shall be forfeited to the  
seller as liquidated damages, and this contract shall thereupon be of no further binding effect.

The property is to be conveyed by good and sufficient deed free and clear of all liens and encumbrances to date except Zoning  
Ordinances, building restrictions, taxes due and payable for the current fiscal year and None

Seller and purchaser agree to pro rate the taxes which become due and payable for the current fiscal year on a fiscal year basis. Rents,  
interests and premiums for existing insurance shall be pro rated on a calendar year basis. Adjustments are to be made as of the date of  
the consummation of the sale herein or delivery of possession, whichever first occurs.

Possession of said premises is to be delivered to purchaser on or before April 1, 19 72. Time is of the essence  
hereof. This contract is binding upon the heirs, executors, administrators and assigns of the purchaser and seller. However, the purchaser's  
rights herein are not assignable without written consent of seller. In any suit or action brought on this contract, the prevailing party  
shall be entitled to recover reasonable attorney's fees to be fixed by the court, and if an appeal is taken from any judgment or decree  
entered therein, the prevailing party shall be entitled to recover such sum as the appellate court shall adjudge as reasonable attorney's  
fees.

Special conditions: Sale to be closed in escrow at Pioneer National Title Insurance Company,  
main branch, with cost to be borne equally by seller and purchaser.

Roger L. and Barbara J. Yunker,  
husband and wife,  
4329 N.E. 70th Avenue, Portland, Oregon

Roger L. Yunker  
Barbara J. Yunker Owners

I hereby agree to purchase the above property and to pay the price of THIRTY THREE THOUSAND NINE  
HUNDRED FIFTY and NO/100 - - - - - (\$ 33,950.00) Dollars as specified above.

Address 2732 N. Kerby Avenue

Purchaser Ferrell A. Mack  
Vashti C. Mack

Phone 288-2248

February 24, 1972

Mr. and Mrs. Farrell A. Mack  
2732 N. Kerby Avenue  
Portland, Oregon 97227

Re: Parcel No. 5-2-5  
Emanuel Hospital Project

Dear Mr. and Mrs. Mack:

The Portland Development Commission accepts your offer to sell the above described property as set forth in the Real Estate Option dated February 16, 1972.

We are today depositing into an escrow with Pioneer National Title Insurance Company the amount stated in the Option with instructions to close. It will be necessary for you to sign additional papers from time to time as requested by said title insurance company or this office. Your prompt compliance with such requests will assist you in receiving payment at an early date.

If you are an owner-occupant, a representative of this office will call on you at an early date to make arrangements for you to continue occupying the property on a rental basis beyond the date title passes to the Portland Development Commission.

Yours very truly,

John B. Kenward  
Executive Director

JBK:d1

PDC-RE-2  
5/1/71



CITY OF PORTLAND, OREGON  
PORTLAND DEVELOPMENT COMMISSION

REAL ESTATE OPTION

GRANTOR FERRELL ALLEN MACK and MAIL ADDRESS 2732 N. Kerby Avenue  
GRANTOR VASHITI C. MACK MAIL ADDRESS Portland, Oregon 97227  
MAIL ADDRESS \_\_\_\_\_  
AGENT OF GRANTOR \_\_\_\_\_ MAIL ADDRESS \_\_\_\_\_

IN CONSIDERATION of the payment of one dollar (\$1.00) by the PORTLAND DEVELOPMENT COMMISSION, the duly designated Urban Renewal Agency of the City of Portland, hereinafter referred to as "Commission", to the undersigned, the receipt of which is hereby acknowledged by the undersigned, and in consideration of the plans and purpose of the Commission to use, develop, operate and sell the real property hereinafter described for private or public purposes, and in consideration of the hereby acknowledged benefit that will inure thereby to the undersigned or to the public, whether tangible or not, we the undersigned, jointly and severally, for ourselves and our heirs, executors, administrators, successors and assigns, hereby give and grant to the Commission, upon the terms and conditions hereinafter stated, the option to buy the following described real property in the City of Portland, County of Multnomah and State of Oregon, to-wit:

Lot 3 and the North 1/2 of Lot 8, Block 2,  
EVAN'S ADDITION TO ALBINA, in the City of  
Portland, County of Multnomah and State of  
Oregon (PDC Parcel No. E-2-5),

for the sum of TWELVE THOUSAND and NO/100 - - - - - Dollars (\$ 12,000.00 )

to be paid as follows: TWELVE THOUSAND and NO/100 - - - - - Dollars (\$ 12,000.00 )

upon conveyance of marketable title and delivery of a title insurance policy to the Commission as hereinafter provided; and \_\_\_\_\_ Dollars (\$ \_\_\_\_\_ ) upon delivery of possession to and acceptance by the Commission as hereinafter provided.

The Commission shall have the irrevocable right at any time within sixty (60) days from date hereof to elect to purchase under this option. Such election to purchase shall be made by the Commission by delivering to the undersigned, or by mailing by registered mail at any United States post office to the undersigned, addressed as follows:

Mr. and Mrs. Ferrell A. Mack  
2732 N. Kerby Avenue  
Portland, Oregon 97227

written notice of such election. Such notice shall be deemed to have been given the day of such delivery, or the day following such mailing by registered mail. Upon the giving by the Commission of such notice, the undersigned agree AT OUR OWN EXPENSE AND WITHIN TEN (10) DAYS OF THE GIVING OF SUCH NOTICE TO:

(1) Convey said property with appurtenances, hereditaments and tenements to the Commission by Warranty Deed in such name as it may prescribe, with proper documentary stamps affixed thereto, free and clear of all liens and encumbrances, rights of possession, claims to rights of possession, and recorded and/or unrecorded leasehold interests, except building restrictions of record and zoning ordinances, and quitclaim all right, title and interest which the undersigned may have in any alleys, roads, streets, ways, strips, easements, gores or rights of way abutting or adjoining said property and in any means of ingress or egress appurtenant to said property.

(2) Furnish to the Commission <sup>at Commission expense</sup> an owner's policy of title insurance in the amount of said purchase price prepared by Pioneer National Title Insurance Co. (Order No. 384572) insuring the Commission as fee simple owner of said property free and clear of all liens and encumbrances except said building restrictions of record and zoning ordinances.

(3) Pay all delinquent taxes and assessments against said property for the preceding tax years, and pay proportional part of current real property taxes prorated as of date of closing of escrow.

(4) Pay all water bills charged to the property as of date of closing of escrow.

(5) Deliver to the Commission possession of said property at the closing of escrow, provided that with respect to property or portion thereof which the undersigned occupies for his own use, possession of such occupied property or portion shall be delivered to the Commission within sixty (60) days of closing of escrow.

(6) Deliver to the Commission or its order a full set of keys for property, including outside keys and separate keys for each apartment or compartment, if applicable, and furnish the Commission complete list of tenants, amounts of rents paid by each, dates rents are due, amounts paid in advance, all advance rents to be prorated as of date of closing of escrow.

The purchase hereunder will be closed in an escrow, and the escrow fee shall be paid by the purchaser. The undersigned hereby authorize \_\_\_\_\_ to sign the escrow instructions or amendments thereto, or any other statements required by the Commission other than Warranty Deed on behalf of all sellers in this transaction.

In the event that any portion of this property is vacant at the date of notification of the acceptance of this option by the Commission, or becomes vacant subsequent thereto, the undersigned agree not to re-rent or re-lease such vacated or vacant property.

It is specifically understood and agreed that the real property herein agreed to be conveyed, unless stated to the contrary herein, includes all structures, buildings, fixtures, trees, shrubbery and all other real property improvements of every nature whatsoever which are on the said property, and the undersigned agree to keep the same in good condition without waste, damage or destruction prior to delivery of possession thereof to the Commission.

Under the provisions of Public Law 91-646 it is understood that the price stated herein is the estimated just compensation for the fee title of the real property based upon three independent fee appraisals and concurred in by the Department of Housing and Urban Development.

It is understood and agreed that Grantor shall deposit, until the Commission authorizes in writing the release of said deposit, the sum of \$200 to the escrow established for purpose of closing subject transaction for the benefit of the Commission to insure payment of unliquidated obligations against subject property which may occur and shall be payable to or by the Commission subsequent to conveyance of said property to the Commission.

It is agreed that the Commission shall deposit in escrow the additional sum of \$15,000 concurrent with the closing of this transaction which represents a replacement housing payment to be disbursed to the Grantor upon acquiring and occupying standard housing at 4329 N. E. 70th Avenue within one year of the date of the closing of this transaction or the date of vacation of this property, whichever is later.

The undersigned agree that loss or damage to the property by fire or other casualty shall be at the risk of the undersigned until the title to the land and deed to the Commission shall have been accepted by the Commission; and in the event that such loss or damage occurs, the Commission may, without liability, refuse to accept conveyance of title. Or, in the event of loss or damage to said property from fire, which property is covered by insurance held by or on behalf of the undersigned or in which the undersigned may have rights, the Commission may elect to take the proceeds from said insurance upon exercise of this option, and the undersigned shall assign such proceeds to the Commission, which proceeds shall be applied to reduce the sale price of the property by amount of such proceeds.

In the event the Commission does not deposit the purchase price with the escrow holder within a period of sixty (60) days from date hereof, this option shall remain in force thereafter until the undersigned shall terminate this option by giving thirty (30) days prior written notice to the Commission of such termination.

The undersigned agree that the Commission may, at its election, and notwithstanding the Commission's prior election to purchase under this option, acquire title to said land or any portion thereof or any interest therein, by condemnation or other judicial proceedings, in which event the undersigned agree to cooperate with the Commission in the prosecution of such proceedings and also agree that the said purchase price shall be the full amount of the award of just compensation, including interest, for the taking of said property, and that any and all awards of just compensation that may be made in the proceedings to any defendant shall be payable and deductible from the said purchase price.

Entry by the Commission, its employes or agents, upon said property for the purpose of inspection or survey or any slight or inadvertent entry without material damage or injury to the realty, or without the exercise of dominion thereover to the exclusion of the undersigned, shall not be construed as a final election to close this option.

It is further agreed that no statements, expressions of opinion, representations or agreements of any nature whatsoever, not herein expressly stated, made by any representative or agent of the Commission shall be binding on, or of any effect against, the Commission.

The undersigned expressly acknowledge that all items of damages, all sums of money to be paid, and all things to be done by the Commission are included in this option. All claims for damages, injury, or loss on account of failure to close this option are, hereby, expressly waived by the undersigned. The undersigned agree that they shall have no claim or cause of action against the Commission or any of its employes except such as may arise by reason of this agreement.

If the undersigned shall fail, due to fault or neglect of the undersigned, to comply with the provisions of this option, and suit or action is instituted by the Commission to enforce the same or to condemn the property, the undersigned agree to pay, in addition to the costs and disbursements provided by statute, such additional sum as the Court may adjudge reasonable for attorney's fees to be allowed in said suit or action.

Dated this 16<sup>th</sup> day of Feb, 1972

WITNESSES:

x Terrell R. [Signature] (SEAL)

x [Signature] (SEAL)

(SEAL)

(SEAL)

MEMORANDUM

Date February 9, 1972

TO: The File  
FROM: Ben Webb  
SUBJECT: Mack Replacement Housing

2/4/72: Mrs. Mack called; said that they had found a house that they liked at 4329 N. E. 70th. It is a 3-bedroom - asking price is \$33,900. Owner is Rodger Yunker, phone: 284-8073 (home); 286-3131 (Office). Included with the house is a kitchen range, pool table and freezer. Rooms in the house are:

Main floor - 1. Living room - dining room  
2. Kitchen  
3. 5 bedrooms

Basement - 6. Wash room  
7. Party room  
8. Storage

There is also a fireplace on both the main floor and in the basement. There are        bathrooms.

The Macks are very anxious to get this house. They asked that we call the owner.

Telephoned the owner. He said that two other couples were interested and asked that a decision be made quickly. He also said that if the Macks purchased for cash, he would suffer a pay-off penalty. He asked that we call Larry Guild at American Savings.

2/7/72 (Holiday) Telephoned Mr. Guild, 222-9461. He did not know much about this and indicated that he would not be the closing agent.

2/7/72 - Telephoned both the Yunkers and Macks. Mrs. Mack asked if we would handle the closing. I agreed to set up a date at PDC to have the earnest money signed. We will then try to send it through our escrow. The pre-payment penalty that the Yunkers will suffer is six months interest on the unpaid balance.

BCW:ch

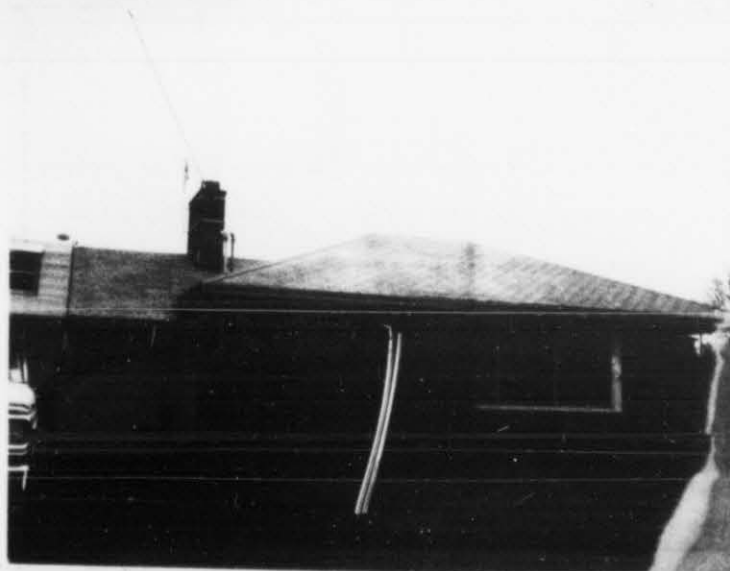


REPLACEMENT HOUSE

ADDRESS: 4329 N.E. 70th

PURCHASE PRICE: \$33,950.00

RHP: \$15,000.00



MEMORANDUM

O.K.  
JMCW

Date January 24, 1972

TO: Ben Webb  
FROM: Jim McIntosh  
SUBJECT: Ferrell A. Mack

In view of our recent discussion with Mrs. Wallace of Wanda Wallace Real Estate Company, concerning the house at 3612 N. E. Ainsworth, it would appear that this house is most comparable to the one currently occupied by the Macks at 2732 N. Kerby.

Originally, we decided that the house at 2718 N. E. Hancock was most comparable on the basis of habitable area and extra amenities, such as a sprinkler system. However, our recent conversation with Wanda Wallace disclosed a number of errors in the original compilation of statistics concerning the house at 3612 N. E. Ainsworth. It was originally determined that the square footage of said house was 1,390; however, it has now been determined to be 1,736 sq. ft. - a size more comparable to the Macks' 1,800 sq. ft. than the 2,000 sq. ft. contained within the house on N. E. Hancock. The house at 3612 N. E. Ainsworth has a lot nearer in size to the one owned by the Macks than the house on N. E. Hancock.

On this basis, I think we should compute the replacement housing benefit due the Macks, utilizing the house at 3612 N. E. Ainsworth as being most comparable.

JM:ch

Housing Additive     Rent Supp.     Down Payment     Economic Rent

Relocatee Ferrell A. Mack Address 2732 N. Kerby

ITEM	SUBJECT			COMPARABLE #1			COMPARABLE #2			COMPARABLE #3		
Multiple Listing #	XXX						<i>most comparable.</i>					
Sale or Rent Price	Ferrell A. Mack			\$26,000			\$29,500			\$24,000		
Address	2732 N. Kerby			2718 N. E. Hancock			3612 N. E. Ainsworth			3524 N. E. Ainsworth		
No. of Rooms	BR	Bath	Total Rooms	BR	Bath	Total Rooms	BR	Bath	Total Rooms	BR	Bath	Total Rooms
	4	1 1/2	7	4	1 2/3	7	4	2 2/3	7	4	1	7
Type	2 story Cape Cod			Cape Cod			2 story Roman Mod.			Modern Rustic		
State of Repair	Int. Ext. Good			Good			Good			Good		
Type of Neighborhood	Good			Good			Good			Good		
Street Improvements	Good			Good			Good			Good		
Availability of Public Services	2 Blocks			2 Blocks			2 Blocks			1 Block		
Lot Size	(5,940) 45 x 132			(4,500) 60 x 75			(5,073) 57 x 89			(5,000) 50 x 100		
Year Built	1906			1912			1954			1940		
Fireplace	No			Yes			2 fireplaces			No		
Heating System	Oil			Gas			Electric (up) Oil (down)			Oil		
Basement	Full			Full			Full			Full 3/4		
Garage	No			Det. Single			Over-sized Single (base.)			Double		
Habitable Area	1,800			2,000			1,736			1,338		
Total Area												
Furnished or Unfurnished	Unf.			Unf.			Unf.			Unf.		
Extraordinary Amenities	Sprinkler system Hdwd. floors			Sprinkler system Hdwd. floors			Outside brick siding Party room			None		

Comparable # 23 is considered most like subject because: year built, ~~style~~, square feet of habitable area, basement and ~~sprinkler amenities~~ size of lot.

The adjusted price is \$ \_\_\_\_\_ . Explain \_\_\_\_\_

By \_\_\_\_\_ Date \_\_\_\_\_



MEMORANDUM

Date December 20, 1971

TO: Benjamin C. Webb  
FROM: Jim McIntosh  
SUBJECT: RHP - Ferrell A. Mack

Met with clients; Mrs. Leo Warren of E.D.P.A.; and Ben Webb, PDC Relocation Chief, to discuss clients' relocation benefits. The Macks were presented with a \$12,000 option on their four-bedroom house at 2732 N. Kerby. However, the Macks have found a four-bedroom house at 3612 N. E. Ainsworth, with 2 1/2 baths, kitchen with nook, FCB, garage under the house, living and dining area, that they want to purchase. The purchase price of this dwelling is \$29,500.

The Macks have said that they cannot replace their present home for \$21,940, which is our schedule amount. They have looked at a large number of four-bedroom units and claim that the above unit at 3612 N.E. Ainsworth is most comparable to their current dwelling. Thus, they are asking for an RHP of \$17,500. Federal regulations require that an RHP cannot exceed \$15,000.

I recently viewed sales housing in the vicinity of 3612 N. E. Ainsworth and could not find housing, in the immediate area, (10 block radius), that is comparable to the unit currently occupied by the Macks. However, by extending the area of search, I was able to locate a unit at 2718 N. E. Hancock that appears to be most comparable to the house currently owned and occupied by the Ferrel Macks. (See attached sheet) The sales price of said house is \$26,000 and would afford the Macks an RHP of \$14,000.

JM:ch

MEMORANDUM

Date December 14, 1971

TO: The File  
FROM: Benjamin C. Webb  
SUBJECT: RHP - Ferrell A. Mack

Met with clients, Mrs. Leo Warren of EDPA, and Jim McIntosh, PDC staff, to discuss client's relocation benefits. The clients have found a house that they want to purchase at 3612 N.E. Ainsworth. The house is a four-bedroom, with 2 1/2 baths, kitchen with nook, FCB, garage under the house, and living room with dining area. It has a Roman brick front.

The house is for sale by Wanda Wallace Company, whose address is 5513 N.E. 30th Avenue. Office phone 288-5749, home 282-8954.

Mrs. Wallace said in a telephone conversation that there was a V.A. appraisal that had expired, for \$29,500. She said that the sellers would not compromise on the price.

The Macks have said that they cannot replace their present home for \$21,940, which is our schedular amount. They have asked for a comparable. Jim McIntosh has agreed to inspect their house on Wednesday, December 15, 1971 after 4 p.m.

BCW:ch

## PORTLAND DEVELOPMENT COMMISSION

November 22, 1971

SETH OFFICE  
EMANUEL HOSPITAL PROJECT  
235 N. MONROE ST.  
PORTLAND, OREGON 97227  
PHONE 288-8169

Mr. and Mrs. Ferrell Meck  
2732 N. Kerby  
Portland, Oregon

Dear Mr. and Mrs. Meck:

A thorough study has been made of the property you own, the neighborhood in which you live, and the availability of like property in the general area. The relocation benefits available to you, depending upon your eligibility, are as follows:

Relocation advisory assistance to help you find a replacement dwelling.

Moving payment to compensate you for the actual cost of moving your personal property, not to exceed 50 miles.

Rent supplement should you decide to rent instead of purchase. If you purchase and file a claim within six months from date of move, you will receive an additional amount which, when added to the rent supplement already paid, will equal the downpayment benefit to which you are entitled. All rental replacement housing payments in excess of \$500 will be made in four equal installments on an annual basis.

An amount to be used as the downpayment on replacement property. The replacement housing payment is the amount, if any, which when added to the amount for which the Commission acquired your dwelling equals the actual cost you are required to pay for a decent, safe, and sanitary dwelling, or the amount determined by the Commission as necessary for you to purchase a comparable dwelling, whichever is less. Plus, a payment to compensate you for the additional interest cost necessary to finance your replacement dwelling. The combined total of the incidental expense, replacement housing and increased interest cost benefits cannot exceed \$15,000.

The Act provides that the relocation benefits shall not "be considered as income for the purposes of the (Federal) Internal Revenue Code of 1954, or for the purpose of determining eligibility or the extent of eligibility of any person for assistance under the Social Security Act or any other federal law."

At your earliest convenience, would you please contact me at my office located at 235 N. Monroe, Portland, Oregon. My telephone number is 288 - 8169.

Very truly yours,

*James W. McIntosh*  
James W. McIntosh



EXCELEBASE

WILLIAMS, MONTAGUE, STARK, HIEFIELD & NORVILLE, P. C.

ATTORNEYS AND COUNSELORS AT LAW

BOISE CASCADE BUILDING

PORTLAND, OREGON 97201

TELEPHONE 222-9966

DAVID R. WILLIAMS  
MALCOLM T. MONTAGUE  
DONALD R. STARK  
PRESTON C. HIEFIELD, JR.  
OLIVER I. NORVILLE  
JAMES E. GRIFFIN  
LARRY C. HAMMACK  
RICHARD E. ALEXANDER

ALFRED A. HAMPSON  
OF COUNSEL

FOX RIVER

November 16, 1971

Mr. Holman J. Barnes  
517 N.E. Killingsworth  
Portland, Oregon

Dear Jim:

Enclosed is a copy of the formal letter of offer which has been sent to your client, Ferrell Mack. As I told you, this is one of the parcels which is urgently needed for street improvements along North Kirby Avenue. We have had a third appraisal of the property made which was just received and does not justify much of an increase in offer.

It will be necessary for me to move for an order for immediate possession at an early date unless settlement can be reached. The facilities of our relocation staff are available if Mr. Mack desires them.

Very truly yours,

DONALD R. STARK  
Legal Counsel  
Portland Development Commission

DRS:cm  
Enc.

bcc: Mr. Stan Jones

259 COTTON

Dwelling Unit Inventory

<u>QUANTITY</u>		<u>QUANTITY</u>	
<u>2</u>	Beds & Springs	<u>1</u>	Night Stand
<u>3</u>	Bedroom Chair	<u>1</u>	Occasional Chair
<u>1</u>	Breakfast Table	<u>1</u>	Overstuffed Chair
<u>4</u>	Breakfast Table Chairs		Overstuffed Rocker
<u>2</u>	Bridge Lamp & Shade	<u>✓</u>	Range
<u>1</u>	Buffet	<u>✓</u>	Refrigerator: Brand _____
<u>4</u>	Chest of Drawers		Rocker
<u>1</u>	Coffee Table	<u>✓</u>	Rug & Pad: Size _____
<u>1</u>	Couch	<u>✓</u>	Stool
	Davenport		Table Lamp & Shade
<u>1</u>	Desk		Table, small
<u>1</u>	Dining Table		Vanity & Bench
<u>4</u>	Dining Chairs	<u>✓</u>	Suitcases
<u>2</u>	Dresser	<u>✓</u>	Trunks
<u>2</u>	End Table	<u>✓</u>	Cartons, Boxes, Etc.
<u>2</u>	Floor Lamp & Shade	<u>✓</u>	Clothes
<u>2</u>	Mirror	<u>✓</u>	Bedding & Linens

Miscellaneous (List Items)

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

COMMENTS:

5206

R E C E I P T

I hereby acknowledge receipt of a copy of the Portland Development  
Commission's RELOCATION SERVICES FOR FAMILIES AND INDIVIDUALS.

Finella A. Wood

12-13-1971  
date



HOUSING RESOURCES SURVEY

RELOCATION ASSISTANCE NEEDS OF RESIDENTS OF  
EMANUEL HOSPITAL PROJECT AREA

(To be filled in for each dwelling unit in the Project Area)

Analyst CROLEY Date of survey 2-11-71 Tabulator \_\_\_\_\_ Date tabulated \_\_\_\_\_  
 Dwelling Unit No. 3 Structure No. 3 Census Block No. 64 Census Tract No. 22A  
 Street Address 2732 N. Xerby Apartment No. -

A. Status Of Relocation Assistance Needs At This Dwelling Unit:

1. Assistance may be needed, yes , no
2. Why no assistance may be needed
  - a.  Vacant
  - b.  Will be vacated on the following date \_\_\_\_\_
  - c.  Other reasons \_\_\_\_\_

B. Residents Of This Dwelling Unit Who May Need Relocation Assistance:

Name	Family relation	Age	Sex	Occupation
1. <u>Mack, Ferrell A</u>	<u>Head of household</u>	<u>47</u>	<u>M</u>	<u>OVERHEAD CRANE OPER.</u>
2. <u>" VASHTI C.</u>	<u>wife</u>	<u>39</u>	<u>F</u>	<u>NURSE</u>
3. <u>MACK, LENA</u>	<u>(HUSBAND MOTHER)</u>	<u>77</u>	<u>F</u>	<u>_____</u>
4. <u>" DONNIE</u>	<u>DAU</u>	<u>8</u>	<u>F</u>	<u>Student</u>
5. _____	_____	_____	_____	_____
6. _____	_____	_____	_____	_____
7. _____	_____	_____	_____	_____
8. _____	_____	_____	_____	_____
9. _____	_____	_____	_____	_____

C. Family Income And Extent Of Travel To Locations Of Employment:

Names of jobholders	Names of employers	Street address where jobs are located	Distance to work
<u>Ferrell MACK</u>	<u>ESCO.</u>	<u>N.W. Vaughn</u>	<u>6</u>
<u>Vashti</u>	<u>BESS KAISER</u>	<u>N. Greeley</u>	<u>4</u>

2. Monthly income from jobs and from all other sources received by persons in this household:

Names of persons in this household who have income from any source	Amount of income per month	
	In month before this survey	In an average month during 1970
<u>Ferrell Mack</u>	<u>\$ 500.00</u>	<u>\$ 500.00</u>
<u>Vashti Mack</u>	<u>28.80 dn.</u>	<u>_____</u>
	<u>(1 day per wk)</u>	<u>_____</u>
<b>Total family or household income per month</b>	<b>\$ 615.20</b>	<b>\$ _____</b>

D. Characteristics Of Replacement Housing Needs Expected To Be Sought:

1. Location (indicate approximate cross streets) N. No. 9<sup>th</sup> AVE. north of WILLAMETTE BLVD AREA
2. Transportation, number of autos owned 2, use bus \_\_\_\_\_, walk \_\_\_\_\_
3. Will rent house \_\_\_\_\_, apartment \_\_\_\_\_, expect to pay rent, including utilities, at \$ \_\_\_\_\_ per mo. (Furniture is owned, yes \_\_\_\_\_, no \_\_\_\_\_, stove and refrigerator owned, yes \_\_\_\_\_, no \_\_\_\_\_)
4. Will buy house in price range \$ \_\_\_\_\_, down payment of \$ \_\_\_\_\_, monthly payment of \$ \_\_\_\_\_
5. If now buying this house, how much are payments on contract or mortgage monthly \$ \_\_\_\_\_
6. Size of unit to be sought, number of bedrooms 4, kitchen 1, dining room 1, living room 1, number of bathrooms 2, total sq. ft. in dwelling unit \_\_\_\_\_
7. Other characteristics W O (B) I M

EMANUEL HOSPITAL PROJECT

(ORE. R-20)

PROPERTY IDENTIFICATION

PARCEL NO. E-2-5 ADDRESS 2732 N. Kerby Avenue

LEGAL DESCRIPTION Lot 3 and the North One-Half of Lot 8, Block 2

EVANS ADDITION TO ALBINA

OWNER MACK, Ferrell Allen LOT AREA 5,940 SQ.FT.

PROPERTY DESCRIPTION:

West 2/3 of lot is about 7 feet above sidewalk grade; the east 1/3 slopes upward improved with 1½ story single family dwelling built in 1906 with 1031 sq.ft.

Basement has concrete floor and walls and contains a Roscoe oil-fired pipe furnace with trunk and fan, 52-gallon G.E. electric water heater, trays and automatic clothes washer. Basement is ceiled and access is by stair to the north yard and main floor hall.

Main floor has hardwood floors, except kitchen. Modernized kitchen and dinette 12x19'2" with 16' of formica drain and metal cabinets above and below. Double sink, range wiring, linoleum floor, fan and fluorescent lights. There is a toilet room off the NE corner of the kitchen. Dining room 13x14' with bay on south. East bedroom (former den) 13x13', no closet. Living room 13x13' with bay on west. Entry and stair hall 12x12' plus service hall to kitchen and basement stair.

Upstairs: West BR 13x18' plus walk-in under-eave closets north and south, fir floors. South bedroom 10x16', wall to wall carpet over fir floor, walk-in closet to east. North bedroom 10'6"x16' hardwood floor, walk-in closet to east. Bath 10'6"x8' with new modern colored fixtures, linoleum floor and shower over tub.



PARCEL NO. E-2-5  
CONTINUED

Attic - unfinished, but insulated.

Yard has concrete retaining walls on north and west, large cherry tree.

There is no garage.

Improvements by present owner include: new furnace, water heater, remodeled kitchen, oak floors on main floor and north upper bedroom, new bath fixtures, new roof in 1962, new gutters and downspouts 1954 and 1967, painted exterior 1965-66, insulated attic 1960, redecorated interior 1964, remodeled entry hall and openings between living room, dining room and bedroom, installed 6-head sprinkler system in front yard, installed concrete driveway 1963, rewired downstairs with 4 circuits plus range and water heater, purchase \$350 in materials for improvements not yet used, installed new \$70 front storm door and new porch stair treads.

House is well arranged, well equipped and in excellent condition. Would have a nice view to the west and south marred only by the elevated Minnesota Freeway about 2 blocks to the west.

The extra rear yard is not very usable due to the steep pitch of the land.

Zoning: A2-5-S - apartment with sign control



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

OWNERSHIP DATA REPORT

Order No. 365001 E-2-5

Dated Feb. 1, 1969

(1) Last deed of record runs to MACK ALLEN FERRELL

From Harriet Rafter

Whose address is 2732 N. Kerby St. Portland, Oregon

(2) Legal description Lot 3 and the North 1/2 of Lot 8, Block 2,  
EVANS ADDITION TO ALBINA

(3) Deed dated 12-2-53 recorded 12-3-53  
Book 1634 page 253 Consideration 183 7.15

(4) Assessed valuation of land 5,300 Improvements 1,050

(5) Taxes 68-69 \$187.84 -unpaid Sect. No. 25950-0230

Mortgages, contracts and other encumbrances:

1. Mortgage executed by Ferrell Allen Mack, single, to Portland Federal Savings and Loan Association of Portland, Oregon, dated November 30, 1953, recorded November 30, 1953 in Book 1584 page 242, Mortgage Records, given to secure the payment of a note for \$2700.00.

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

PIONEER NATIONAL TITLE INSURANCE COMPANY

HVI *[Signature]*

**HOUSING RESOURCES SURVEY**  
 To be Filled in For Each Dwelling Unit in All Survey Areas

Analyst AC Date 2/11/71 Surveyed 2/11/71 Tabulator \_\_\_\_\_ Date \_\_\_\_\_  
 Dwelling Unit No. 3 Structure No. 3 Census Block No. 64 Census Tract No. 22 A  
 Street Address 2732 N Kerby Apartment No. \_\_\_\_\_  
 Legal Description \_\_\_\_\_

NAME OF OCCUPANT: <u>Jerrell A. Mack</u>	NAME & ADDRESS OF OWNER <u>Jerrell A. Mack</u>	NAME & ADDRESS OF PROP. MGR: _____
<u>2732 N Kerby</u>	<u>2732 N Kerby</u>	_____
TELEPHONE: <u>288-5248</u>	TELEPHONE: <u>288-5248</u>	TELEPHONE: _____
INTERVIEWED? ( ) Yes ( ) No	INTERVIEWED? ( ) Yes ( ) No	INTERVIEWED? ( ) Yes ( ) No

**I. DESCRIPTION OF STRUCTURE**

<u>✓</u> One-family house	No. of units in bldg. _____
___ Apt. in a house	_____
___ Apt. in apt. bldg. or plex	_____
___ Apt. in comm. bldg.	_____
___ Mobile home or trailer	_____

This structure has 1 + attic stories (do not count basement)

**II. OCCUPANCY STATUS OF DWELLING UNIT**

✓ Owner occupied  
 \_\_\_ Renter occupied  
 \_\_\_ Vacant

**III. SIZE OF DWELLING UNIT**

1031 Sq. ft. in first floor (county figure)  
1791 Sq. ft. in dwelling unit (if more than 1 floor)  
7 Total no. of rooms (include kitchen, dining, living and bedrooms, exclude bathrooms)  
2 No. of bathrooms  
4 No. of bedrooms (rooms used mainly for sleeping)

**IV. ASSESSOR'S MARKET VALUATION DATA**

A. Dates or period of time  
1971 Period market value data applicable  
5/5/67 Date of last appraisal  
1906 Date structure was originally built

B. Market value data for one-family dwelling

	Market value	Computed value per sq. ft.
Land	\$ <u>5510</u>	\$ _____
Improvements	<u>1090</u>	_____
Total	<u>6600</u>	_____

**C. Market value data for dwelling unit in a multiple-family structure or commercial bldg.**

	Market value for entire structure	Computed value per sq. ft. for this dw. unit
Land	\$ _____	\$ _____
Improvements	_____	_____
Total	_____	_____

\_\_\_\_\_ Sq. ft. of all d. u. in this structure  
 \_\_\_\_\_ Sq. ft. of commercial space and value of commercial space: Land \$ \_\_\_\_\_, improvements \$ \_\_\_\_\_, total \$ \_\_\_\_\_.

**V. RENTAL RATE FOR THIS RENTED UNIT**

Monthly average	Cash rent	Utilities	Total paid by renter
Rent	\$ _____	_____	\$ _____
Electricity	_____	\$ _____	_____
Gas	_____	_____	_____
Water	_____	_____	_____
Heat (oil, or other)	_____	_____	_____
Total	\$ _____	\$ _____	\$ _____

Deposits required of renter  
 Advance rent \$ \_\_\_\_\_, other \$ \_\_\_\_\_

Rental information obtained from  
 Tenant \_\_\_\_\_, owner \_\_\_\_\_, manager \_\_\_\_\_, or estimated from assessor's data \_\_\_\_\_.

**VI. FOR SALE INFORMATION FOR THIS HOUSE THAT IS OCCUPIED BY OWNER OR RENTER**

Listed with broker, yes \_\_\_\_\_, no \_\_\_\_\_  
 Advertised by owner, yes \_\_\_\_\_, no \_\_\_\_\_  
 Cash asking price \$ \_\_\_\_\_  
 Period house has been for sale, months \_\_\_\_\_

**VII. REMARKS**

**MARKET DATA**

IDENTIFICATION	DATE	ADJUSTMENTS	IND. VALUE

MONTHLY RENTAL \$ X GRM = \$ IND. VALUE

**ZONING**

ROAD TYPE D.G.V. TOPOGRAPHY 6'A.B. VIEW OTHER

AREA IMPROVEMENTS SIDEWALKS & CURBS WATER SEWER OTHER

DEPTH FACTOR STANDARD DEPTH EFFECTIVE DEPTH

**COMPUTATIONS**

LAND DESCRIPTION	SIZE OR ACRES	BASIC UNIT VALUE	ADJUST. FACTORS	ADJ'D. UNIT VALUE	VALUE
------------------	---------------	------------------	-----------------	-------------------	-------

45 X 132 @ 20 FT		900	S	198	178
@ .90 A	5940	5346			5346

TOTAL AREA SUB-TOTAL

REMARKS	SITE A'J.	%	TOTAL APPR. VALUE
---------	-----------	---	-------------------

	19	APPR. VALUE	
	19	APPR. VALUE	
	19	APPR. VALUE	
	19	APPR. VALUE	

APPRaiser DATE 7 Ac 5 5 67

ACCOUNT NO 1-28800-2030

CLASS 4 STORY 1-250-AREA 1031

ADDRESS 2732 N Rocky Ave BASE FACTOR

EDM S Br. WP BSM T 3 4 1 2 1 4

FLOORS D X Tile Hdw. Can 250

ROOF G H F Alum. Comp. Shg Shk. Tile Built-Up

EXTER S Shk. Siding Blk. Stucc Brk P.D.

INTER Drywall Trim Hdw. A.D.

PLUMB'G FACILITY Sirk DW Toil WB Tub Enc Shower

Quantity // // // // //

HEAT HW Pipe Floor Gas Elect H.A./140

FIREPLACE Ins. O.S. S D T 1-5ty 2-5ty Flue

ATTIC Unf. B.R. Bath Lav 700

2ND STY B.R. Bath Lav H

BAYS 30 DORMERS

MISC VF & H R & O. VF

OUTSIDE 200\* Cant. BT Sprinkler Y.L.

MISC FLOOR	GARAGE	TOTAL SUB
Rec. Hall Class 0		15 450
Serv. Hall Type		250
Liv. Rm Dim. X	10131	15 200
Din. Area Fan		7 1064
Fam. Rm Floor		
Nook Kitchen Floor		
Utility Const		
Bedroom Roof		
Bath Misc		
Lav (1) Misc		
Den Misc		

TOTAL DEPRECIATED REPLACEMENT COST 1064

MISC Dim. X BUILT 1906 ADJUSTMENT Age 37 19.68 APPR. VALUE 1050

Fdn. Const. PERM NO. PREV APPR 1960

Roof MISC. D.B.A RM MO RENTAL Econ -32 19 APPR. VALUE

Dim. X Fdn. Const. NET 7 APPR. VALUE

Roof 19 APPR. VALUE



1 1-25950-0230 MACK, FERRELL A

3

MAP: 2730

ZONE: A25

RATIO: 1401

LVY C: 001

2732 N KERBY ST  
PORTLAND, OREGON

97227

EVANS ADD

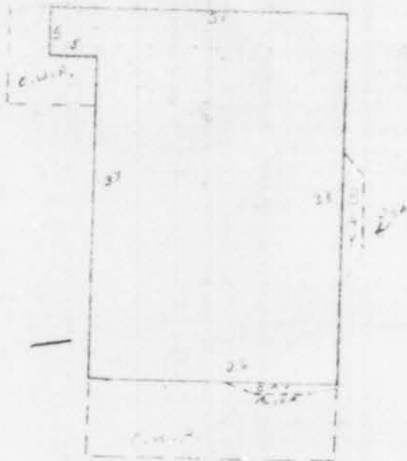
LOT BLOCK

N 1/2 OF

3 2  
8 2

PROPERTY ADDRESS: 2732 N KERBY AVE  
PORTLAND

APPEALS:



AVE. OR ST.

SUMMARY - ASSESSED VALUATION - REAL PROPERTY

ASSESS YEAR	MIN RIGHTS	TIMBER	LAND	IMPS.	TOTAL	SIGN. DATE
1968			5300	1050	6350	213 a
1971			5510	1090	6600	WJ

25

↓

FRONT OF BUILDING

AVE OR ST



MARKET G.P.P.

NOTE: 6.1 ft. Close to front side S. E. corner  
Not best hand use

MARKET G.P.P.

REMARKS: 1968 W.F. RIA

DATE	CHECKED	REVIEWED	BIDG. COUNT	INDEX	RE-CHECKED	NOTIFIED
FEB 21 '68		MAY 29 1968				
BY	ELEANOR					

FORM 67 REV. 3-56