

	DESCRIPTION	ROLL NO.	ODOMETER
PARCEL NO. E-4-7	PAYTON, FRANK 423 N. RUSSELL		
PARCEL NO. R-14-2	PENDERGRAPH, INELL 536 N. MONROE		
PARCEL NO. A-2-4	PENHARLOW, CHERYL N. 3102 N. GANTENBEIN		
PARCEL NO. A-3-8	PEOPLES, RUTH 252 N. COOK		
PARCEL NO. A-2-3	PERKINS, MARY 3146 N. GANTENBEIN		
PARCEL NO. R-10-14	PETERSON, FRED 501 N. MONROE		
PARCEL NO. RS-4-9	POWELL, LUSHIE 7 N. RUSSELL		
PARCEL NO. A-3-12	PRUITT, LAVERNE 248 N. IVY		
PARCEL NO. R-9-11	RADEL, ANNA 3127 N. GANTENBEIN		
PARCEL NO. RS-4-9	ROBERTS, BETTY (DECEASED) 7 N. RUSSELL		
PARCEL NO. RS-3-3	ROBINSON, JAKE 122 N. GRAHAM		
PARCEL NO. A-2-7	SKIPPER, GENERAL S. 3103 N. VANCOUVER		
PARCEL NO. A-3-14	SKOKO, LUCY (DECEASED) 241 N. FARGO		
PARCEL NO. A-3-4	SMITH, AARON J. 222 N. COOK		
PARCEL NO. A-4-3	SMITH, RICHARD DENNIS 232 N. IVY		
PARCEL NO. A-4-3	SMITH, WILLIAM 232 N. IVY		
PARCEL NO. RS-8-3	STEWART, MARY (ESTATE OF) 203 N. STANTON		
PARCEL NO. A-2-2	STITT, WILLIAM D. 3138 N. GANTENBEIN		

R E S U M E /

DATE 9-7-72

NAME POWELL, Lushie

Mr Powell moved into his new house and seems very happy with it. He has moved his nephew in with him and his family. Mr. Powell is a hard working fellow who has trouble understanding what is expected of him in this transaction. This, plus the builders mistakes caused the delays in getting this house built and Mr. Powell into it. All in all, I believe we have relocated Mr. Powell in the manner he requested and I believe him to be happy.

(signed) _____
worker

RESIDENTIAL RELOCATION RECORD

Project Name _____ Parcel No. RS 4-9 Advisor CD

Client's Name Powell, Lushie Phone _____

Address 7 N. Russell Ethn B Age 53

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

Family Composition

Economic Data

Total Number in Family _____

Employer _____ \$

_____ wife, husband

✓ Address _____

Other: Relation Age Relation Age

Relation	Age	Relation	Age

Other Source of Income _____ \$

_____ \$
 Total Monthly Income \$ (_____)

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 1-17-72 Date of Info pamphlet delivery _____

Date Notice to Move given _____ Date Effective _____ Expires _____

CLAIMANT'S INITIAL DATE OF OCCUPANCY _____

1962

(a) for owner-occupants - indicate initial date of occupancy and ownership

Date of initiation of negotiations for purchase of property _____

5-27-71

Date of Acquisition _____

6-17-71
7-22-71

Date of letter of intent _____

Date of move _____

9-7-72

DWELLING UNIT FROM WHICH RELOCATED

Private Sales		Single Family	
Private Rental	X	Duplex	
Other		Multiple Family	X

Age of Housing Unit 1894

Size of Habitable Area 1255 sq. ft.

Furnished with claimant's furniture
 YES NO

Total Number of Rooms 1 Rent Paid \$ 54⁰⁰ Utilities _____

Number of Bedrooms 1 Monthly Housing Payments \$ _____ Taxes _____

Liens \$ _____ (please explain) _____

Acquisition Price \$ _____ Amenities _____

REPLACEMENT DWELLING UNIT

Address 442 NE Jessup LPA Referred 1 Self Referred _____

Private Sales		Single Family	
Private Rental		Duplex	
Other		Multiple Family	

Outside city Outside state

Age of Housing Unit 1973

Size of Habitable Area 1190

No. of Rooms 6 No. of Bedrooms 3

For Claimants Who Purchased

For Claimants Who Rented

Purchase Price of Replacement Dwelling \$ 18,950

Rent \$ _____

Taxes \$ _____

Utilities \$ _____

RHP or TACO (including incidental costs) \$ 2,500

Total Rent Assistance \$ _____

Amount of Annual Payment \$ _____

No. of Housing Referrals to:

Agency Referrals:

1 Standard Sales

_____ MCW _____ HAP _____ OTHER (_____)

_____ Standard Rent

_____ 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 POWELL, Lushie RELOCATION ADVISOR CD

ADDRESS 7 N. Russell ^{Toby Adam 288-7736} PHONE 284-5228 PROJECT NAME Emanuel ORE. R-20

SEX M ETHN black VETERAN AGE 53 PARCEL NO. RS 4-9

MARITAL STATUS single TENURE tenant

DISABILITY INDIV X FAMILY

ELIGIBLE FOR: PUBLIC HOUSING FHA 235

RENT SUPPLEMENT OTHER

DATE ON SITE:	<u>1962</u>
INITIATION OF NEGOTIATIONS:	<u>5/27/71</u>
DATE OF ACQUISITION:	<u>7/22/71</u>

INITIAL INTERVIEW DATE INFO PAMPHLET DELIVERED

NOTICE TO MOVE 1/17/72 DATES EFFECTIVE EXPIRATION DATE

NOTIFY IN CASE OF EMERGENCY James Powell 334 Barrington Street, Richmond, Calif.

ECONOMIC DATA

Employer Pacific Steel Co. \$
 Address
 MCW
 Social Security
 Pension
 Other
 TOTAL MONTHLY INCOME \$

FAMILY COMPOSITION

Name	Relation	Age

DWELLING UNIT FROM WHICH RELOCATED

		S	SS
Subsidized Sales	Single Family		
Subsidized Rental	Multiple Family		X
Public Housing	Duplex		
Private Rental	Mobile Home	X	
Private Sales			

Age of Structure 1894 No. Rooms
 No. Bedrooms 1 Furn. x Unfurn
 Utilities \$
 Monthly Payments (Rent) \$ 54.00
 Acquisition Price \$
 Taxes \$ Equity \$
 Liens \$

Size of Habitable Area

HOUSING REFERRALS

Address	Bedrooms

AGENCY REFERRALS

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

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

TEMPORARY RELOCATION

Within Project	
Outside Project	

Date Moved In _____
 Address _____
 Reason _____

REPLACEMENT DWELLING UNIT

Client Referred _____ LPA Referred _____
 Address 442 NE Jessup
Lot 7, Block 2, Cloverdale Phone 284-5228 Date of Move 9/7/72
 Tract, Portland, Ore.

WHERE RELOCATED: *

				S	SS
Same City	X	Subsidized Sales		Single Family	X
Outside City		Subsidized Rental		Multiple Family	
Out of State		Public Housing		Duplex	
		Private Rental		Mobile Home	
		Private Sales	X		

Furnished ___ Unfurnished ___ Number of Rooms ___ Number of Bedrooms 3 Habitable Area 1190
 Utilities \$ _____ Monthly Payments (Rent) \$ _____ Purchase Price \$ 18,950.00
 Age of Structure: ¹⁹⁷² new Taxes \$ _____ Equity \$ _____ Distance Moved Away _____
 Name of Moving Company _____ Name of Realtor Albina Real Estate

BENEFITS RECEIVED

Type	Ck #	Date	Amount
RHP			\$
TACO (Rental)			\$
TACO (Rental)			\$
TACO (Rental)			\$
TACO (Rental)			\$
TACO (Sales)	<u>446 FH</u>	<u>6/21/72</u>	\$ <u>2,500.00</u>
Fixed Moving			\$ <u>215.00</u>
Actual Move			\$
Storage	<u>610 EU</u>	<u>7-7-72</u>	\$
Incidental			\$ <u>64.70</u>
Interest			\$

Purchase Price \$ 18,950.00
 Down Payment \$ _____
 RHP \$ 2,500.00
 Total Down - \$ _____
 Total Mortgage \$ _____

TOTAL BENEFITS RECEIVED \$ ~~2,715.00~~

REALTOR: Curtis L. McDonald ESCROW CO. Transamerica Title OFFICER Fred Holden

INTERVIEW REGISTER

Date		Relocation Worker
1/17/72	Relocation Payments , fixed payment, individual check No. 28625 G to Mr. Lushie Powell, sum of \$215.00 on one furnished room.	Ag
1/18/72	Verification of income brought into office. Address of apartment 28 N. Fargo Street which has not been inspected as yet. Will call when he moves.	AG
1/21/72	Mrs. Seaberry who is in charge showed an apartment - unfurnished - appears to be okay. He plans talking about buying. Benefits to be discussed with he and his nephew whom he expects the best advice as to what to do.	AG
1/26/72	Mr. Powell came into the office and benefits explained to he and his nephew by C. Daniels and I. He plans to buy and will be looking for a three bedroom house in some quiet neighborhood.	AG
3/10/72	Mr. Powell came in several weeks ago with an earnest money receipt for a house to be built bu Albina Real Estate. The E.M. Receipt had to be re-written because the down payment was stated wrong (\$2500 from PDC instead of \$3000). Called Albina Real Estate twice today to get another signed earnest money receipt.	
3/13/72	Received E. M. Receipt from Albina Real Estate. Loan placed at Ben Franklin and will close at Transamerica Title Ins. Co. Pittock Block 421 S.W.9th ATT. Fred Holden Mr. Leon Breunau 224-3333 - Ben Franklin 248 1234	CD
3/14/72	Mr. Powell came in and signed authorization to send money to Transamerica Escrow #54345.	
6/19/72	Transamerica started to close the transaction between Powell and Albina Real Estate- However, after mailing the check for \$2500 to Transamerica it was not received by them. Told Stan Jones about it and he had the check stopped at the bank. PDC has issued another check (#446-EH) and I hand carried this one to Transamerica. (Nancy Boyd & Fred Holden signed for the check) They indicated that Mr. Powell had deposited \$500. I told Mr. Boyd that I would need a closing statement confirming the use of these funds and that the funds can only be used in accordance with the Relocation Act as prescribed.	
6/21/72	I hand carried this one to Transamerica. (Nancy Boyd & Fred Holden signed for the check) They indicated that Mr. Powell had deposited \$500. I told Mr. Boyd that I would need a closing statement confirming the use of these funds and that the funds can only be used in accordance with the Relocation Act as prescribed.	CD
7/27/72	Mr. Powell had to apply for a loan and at present the loan has not been approved. Hopefully it will be at any time. Talked with Mrs. Boyd Transamerica. She said she would let me know as soon as things started to move.	
8-5-72	Mr. Powell came in and told me that he had not moved into his house as yet and I told him that he must live in the house before I could release the money (\$2500) - He said he would make arrangement to move in. His nephew, Toby Adams, was living there now. They are ready to close as soon as I can release the money.	
8-12-72	Called Bureau of Buildings to get inspection letter and they said the final inspection had not been made.	
8-18-72	Received letter from Bureau of Buildings certifying that house meets Code I am authorizing release of funds.	CD
11-27-72	Mr. Powell's check came in today for Incidental Expenses for tenants and I have made a call to Lushie Powell and left word with Mrs. Adams to have Mr. Powell call or come by.	

PORTLAND DEVELOPMENT COMMISSION

1700 S.W. FOURTH AVENUE
 PORTLAND, OREGON 97201

N^o 610 EH

DATE November 27, 19 72

PAY TO **Lushie Powell**

\$ **64.70**

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
		<p>Reimbursement per Claim for incidental Expenses for Tenants. Move from 7 N. Russell (Parcel RS 4-9).</p> <p><i>x Lushie Powell</i> <i>442 N.E Jessup</i> <i>Received 11/28/72</i></p>	<p>\$64.70</p>

Account Distribution

NO. _____ TITLE _____ AMOUNT _____

0680 E60 901

RELOCATION PAYMENT

Project: Emanuel DRE R-20 Parcel: RS4-9

Payable to: Lushie Powell

Amount

For: <u> </u> RHP for Homeowners	<u>Tenants</u>	\$ <u> </u>
<u> X </u> Incidental Expenses for Homeowners (if separate claim)		\$ <u>64.70</u>
<u> </u> RHP for Tenants & Certain Others:		
<u> </u> Rental: Total approved \$ <u> </u> ; Annual amount.		\$ <u> </u>
<u> </u> or Purchase:		\$ <u> </u>
<u> </u> Fixed Moving Payment		\$ <u> </u>
<u> </u> Dislocation Allowance.		\$ <u> </u>
<u> </u> Actual Moving Costs.		\$ <u> </u>
<u> </u> Storage Costs (if separate claim).		\$ <u> </u>
<u> </u> Business: Moving Expenses.		\$ <u> </u>
<u> </u> Business: In Lieu Payment.		\$ <u> </u>
<u> </u> Business: Storage Costs.		\$ <u> </u>
<u> </u> Business: Loss of Property		\$ <u> </u>
<u> </u> Business: Searching Expenses		\$ <u> </u>

Name of Client Lushie Powell Less - \$ *

Move from 7 North Russell Total \$ 64.70

Accounting: Indicate symbol & Acct. No.
 Relocation Payment; Project Cost * () *ml*

CLAIM FOR RELOCATION PAYMENT

HUD-6147
(4-66)

(Settlement Costs Incurred by Owner)

NAME AND ADDRESS OF LOCAL AGENCY (Include ZIP code) Portland Development Commission 1700 S.W. 4th Avenue Portland, Oregon	PROJECT NAME (If applicable) Emanuel Hospital PROJECT NUMBER R-20
--	--

INSTRUCTIONS: Complete all applicable items and sign certification in Block 5. Consult the local agency as to documents to be submitted 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. IDENTIFICATION OF CLAIMANT

Name (as shown in deed to local agency or in condemnation proceeding) Lushie Powell	Address (Include ZIP code) 442 N.E. Jessup
--	---

2. IDENTIFICATION OF PROPERTY

a. Address or Legal Description 7N. Russell	c. Did you occupy this property either as a resident or for the purpose of carrying out business operations? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
b. Parcel Number(s) R.S. 4-9	

3. SETTLEMENT COSTS INCURRED BY CLAIMANT IN TRANSFERRING PROPERTY TO LOCAL AGENCY

ITEM (a)	COSTS INCURRED BY CLAIMANT			FOR LOCAL AGENCY USE
	CHARGED TO CLAIMANT ON SETTLEMENT STATEMENT (b)	PAID DIRECTLY BY CLAIMANT (c)	AMOUNT CLAIMED (Col. (b) + (c)) 2	AMOUNT APPROVED (e)
Mult. Transfer Tax	\$ 20.90	\$ 20.90	\$ 10.45	\$ 10.45
½ Escrow Fee	52.50	52.50	26.25	26.25
Deed Mortgage	6.00	6.00	3.00	3.00
Mortgage Title Insurance	50.00	50.00	25.00	25.00
TOTAL	\$	\$	\$	\$ 64.70

4. LISTING OF DOCUMENTS SUBMITTED HERewith IN SUPPORT OF AMOUNTS ENTERED IN ITEM 3, COLUMN (c)

Closing Statement from Transamerica Title Insurance Company attached.
This is a reimbursement of ½ closing cost paid directly by Mr. Powell.

5. 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 this claim, and that any receipts submitted herewith accurately reflect costs actually incurred.

9-12-72
Date

Signature of Claimant

FOR LOCAL AGENCY USE ONLY

A. DOES CLAIMANT MEET ALL TIMING REQUIREMENTS FOR ELIGIBILITY?

Yes No

If "No," explain:

B. DETAIL OF COSTS COVERING MORTGAGE PREPAYMENT PENALTY AND COSTS ALLOCABLE TO PERIOD SUBSEQUENT TO TRANSFER OF TITLE (Show basis for, and amount of, reimbursement due claimant for (1) any mortgage prepayment penalty, or (2) any taxes or public service charges paid by, or charged to, claimant for any period subsequent to vesting title or possession in the local agency, if the amount claimed was paid directly by claimant or if the computation is not shown on the settlement statement.)

C. EXPLANATION OF ANY DIFFERENCE BETWEEN AMOUNT OF REIMBURSEMENT CLAIMED AND AMOUNT APPROVED FOR PAYMENT

D. CERTIFICATION

I CERTIFY that I have examined this 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, this

claim is hereby approved and payment is authorized in the total amount of \$ 64.70 1020

11-24-72
Date

[Signature]
Authorized signature

E. RECORD OF PAYMENT

Claim paid: \$ _____ by check No. _____ dated _____.

MEMO: TO FILE

From: ~~Ben Webb~~ Chet Daniels

Mr. Lushie Powell was forced to relocate before he found a suitable place. This was caused by a fire at 7 N. Russell (RS-4-9) in the Emanuel Project area on January 14, 1972. However, after having his benefits explained to him, Mr. Powell decided to build a new home and came into our office with an Earnest Money Receipt (3-10-72). This Earnest Money Receipt was incorrectly written up and a new Earnest Money Receipt had to be drawn up and signed.

After straightening out that situation, we found that the Title Company had not received the check from Portland Development Commission in the amount of \$2,500.00. A new check was authorized and sent to Transamerica.

At the time for closing, it was learned that Albina Real Estate, the contractor had applied for an assumption of his builders loan. This made closing impossible because there was a definite difference between Mr. Powell's down payment and the builders loan balance. A new loan application had to be submitted.

All in all, there were delays and human errors which caused this transaction to take longer than anticipated. At this time, Mr. Powell has moved into his home and all benefits have been paid except the incidental cost payable under the Relocation Act of 1970. A total of \$64.70 is outstanding and has not been paid by the Portland Development Commission due to the construction delays, errors in processing and taking of possession by the purchasers mentioned above. ~~_____~~

After consultation with Ben Webb it was decided that Mr. Powell had in actuality made claims for the incidental expenses when he filed his claim for a downpayment on 3-27-72 since incidental expenses are inherent in making such a claim for downpayment assistance. That the actual documentation was not available until a later date due to the normal processing procedure in such purchases was deemed not to affect the time limit in this case as the ~~for~~ original claim was filed as regulation specific & no time waiver needed to be granted in this case.

GUIDEFORM DETERMINATION OF ELIGIBILITY FOR REPLACEMENT HOUSING PAYMENT FOR TENANTS AND CERTAIN OTHERS

Name of Claimant POWELL, Lushie

Name of Local Agency PDC

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

Tenant's initial date of rental: 1-1-62
Month-Day-Year

Date of Acquisition: 7-22-71
Month-Day-Year

Owner-Occupant's initial date of Ownership: _____
Month-Day-Year

2. Did the claimant rent or own the dwelling at least 90 days prior to the initiation of negotiations? Yes No.

Date of Rental or Purchase: 1-1-62
Month-Day-Year

Date of Initiation of Negotiations: 5-27-71
Month-Day-Year

3. Has the replacement housing been inspected and found to be standard? (Attach a copy of dwelling inspection record or, if the claimant moved outside the locality, attach the report obtained from the claimant.) Yes No
Date previously substandard dwelling was inspected and found to be standard: _____

Month-Day-Year

HAVING NEW HOUSE BUILT FHA.

4. CERTIFICATION OF LOCAL AGENCY

This is to certify that, where required, the property occupied by the claimant has been inspected. 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 \$ 2,500.00 is authorized.

1089

4/7/72
Date

[Handwritten Signature]
Authorized Signature

5. RECORD OF PAYMENTS

a. Claimant moved to rental unit

	Date of Payment	Check Number	Amount
(1) Lump-sum payment	_____	_____	\$ _____
(2) Annual payment			
1st Year	_____	_____	\$ _____
2nd Year	_____	_____	_____
3rd Year	_____	_____	_____
4th Year	_____	_____	_____

b. Claimant moved to unit he purchased

4/10/72 372 FH \$ 2500.00

c. Homeowner temporarily displaced

_____ _____ \$ _____

6. I submit this information in support of a claim for a Replacement Housing Payment under Section 204 of P.L. 91-646, and I certify under the penalties and provisions of U.S.C. Title 18, Section 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, Section 1001, and any other applicable law, falsification of any item submitted herewith may result in forfeiture of the entire claim.

3-27-72
Date

x Luskie Powell
Signature of Claimant(s)

Complete the following table if you have incurred incidental expenses in connection with the purchase of your replacement dwelling:

Item (a)	COSTS INCURRED BY CLAIMANT			FOR LOCAL AGENCY USE
	Charged to Claimant on Closing Statement (b)	Paid Directly by Claimant (c)	Amount Claimed (Col. (b) + (c)) (d)	Amount Approved (e)
	\$	\$	\$	\$
TOTAL	\$	\$	\$ <u>1/</u>	\$

*see attached form
HUD 6197
necessary documents will not be
available until a later date*

1/ Enter this amount in Block 4, Line d.
Listing of enclosed documents in support of amounts entered in Column (d) above:
(Documentation must be provided to support any claim for incurred costs.)

Transamerica Title Insurance Co



A Service of
Transamerica Corporation

ESCROW DEPARTMENT

Escrow No. 54345nb

Lushie Powell

Order No. 41-32487

Date _____

Adjustment Date 8/1/72

Seller: MC DONALD, Curtis L.

Property:	CHARGES	CREDITS
442 N. Jessup		
Purchase Price	18,950.00	
72-73 taxes based on 71-72 pd. @ \$42.59		
Pro Rata Real Estate Taxes <u>7/1/72 to 8/1/72</u>		3.55
Pro-Rata Fire Insurance <u>new - Larry C. Nelson Agency</u>	62.00	
Multnomah County Transfer Tax	20.90	
Escrow Fee <u>1/2 of \$105.00</u>	52.50	
Recording <u>Deed, Mortgage</u>	6.00	
Mortgage Title Insurance <u>ALTA for \$15,950</u>	50.00	
MORTGAGE LOAN COSTS:		
Service Charge	159.50	
Credit-Report <u>Mortgage Insurance Premium ?</u>	99.75 <i>no</i>	
Appraisal Fee		
Interest Adjustment		
Survey Certification Charge		
MORTGAGE LOAN RESERVES:		
CMIC		
F.H.A. Mortgage Insurance 1 mo.	3.32	
Real Estate Taxes _____ mo. _____ per mo.	60.00	
Fire Insurance <u>4</u> mo. <u>5.17</u> per mo.	20.68	
Mortgage Loan		15,950.00
Earnest Money Deposit <u>in escrow</u>		500.00
Deposit in Escrow <u>by Portland Development Commission</u>		2,500.00
Deposit with Albina Realty		570.00
	19,484.65	19,523.55
To Balance _____ due purchaser	38.90	
	19,523.55	19,523.55

PURCHASERS STATEMENT (Mortgage)

Transamerica Title Insurance Company

By Nancy Boyd
Nancy Boyd, Escrow Officer

CONNIE McCREADY
COMMISSIONER
DEPARTMENT OF PUBLIC UTILITIES



CITY OF PORTLAND
OREGON

97204

September 15, 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. Chegwidan, Chief

Portland Development Commission
235 North Monroe Street
Portland, Oregon 97227

Attn: Chet Daniels

Re: 442 N. E. Jessup Street

Gentlemen:

The residence at the above address, built under Permit #465197 in an A2.5 Zone, has passed the required final inspection and is approved for use as a single-family residence, I occupancy.

Yours truly,

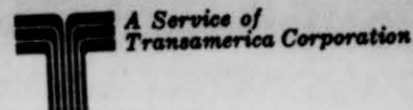
C. N. CHRISTIANSEN
BUILDING INSPECTIONS DIRECTOR

C. C. Crank by R. J. B.
C. C. Crank
Chief Building Inspector

DFN:jd

*Rec'd
9/18/72*

409 S.W. Ninth Avenue Portland, Oregon 97205
(503) 222-9931



Transamerica Title Insurance Co

August 29, 1972

Mr. W. S. Jones
Relocation Supervisor
Portland Development Commission
235 North Monroe Street
Portland, Oregon 97227

Re: Escrow No. 54345nb
McDonald/Powell

Dear Mr. Jones:

I am enclosing for your review and approval copies of closing statement and escrow instructions in connection with Mr. Lushie Powell's purchase of property at 442 North Jessup from Mr. McDonald. If you find these papers in order, I would appreciate your written authorization to disburse funds deposited in escrow by Portland Development Commission for the account of Mr. Powell.

If you have any questions regarding the enclosed papers, please call me.

Sincerely yours,

(Mrs.) Nancy Boyd
Escrow Officer

nb
Enclosures

Rec'd
Sept. 1, 1972
Ho
P.D.C.



Transamerica Title Insurance Co

RECEIPT No. 3155

COUNTY OFFICE, Mult-Main June 22, 1972

RECEIVED FROM Portland Development Corp

FOR CREDIT OF ESCROW NO. 54345mb

\$ 2,500⁰⁰ DEPOSIT IN USA National

TRANSAMERICA TITLE INSURANCE CO.

CASH _____

CHECK _____

BY James Boyd
ESCROW OFFICER

DISTRIBUTION

MORTGAGE FUND

PURCHASE MONEY

Leah Boyd
442

ALL CHECKS TAKEN
SUBJECT TO COLLECTION

PORTLAND DEVELOPMENT COMMISSION

1700 S.W. FOURTH AVENUE
 PORTLAND, OREGON 97201

N^o **446** **EH**

DATE June 21, 19 72

PAY TO **Transamerica Title Insurance Company**

\$ 2,500.00

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 Lushie Powell. Replacement Housing Payment for Tenants per claim filed. From 7 N. Russell (Parcel RS-4-9). Lump sum payment	\$2,500.00

Account Distribution

NO.	TITLE	AMOUNT
E 1501	Relocation Payment (RHP) (EH)	\$2,500.00

Fred S. Holden
 Received June 23, 1972

JMS

PORTLAND DEVELOPMENT COMMISSION

1700 S.W. FOURTH AVENUE
PORTLAND, OREGON 97201

N^o 372 EH

DATE ~~APR 18~~ JUNE 21, 1972

PAY TO Transamerica Title Insurance Company

\$2,500.00

DOLLARS

TO THE TREASURER OF THE
CITY OF PORTLAND, OREGON

*Voided
or stop - payment issued on or about
6-21-72*

AUTHORIZED SIGNATURE
NON-NEGOTIABLE
AUTHORIZED SIGNATURE

Portland Development Commission 224-4800

DETACH BEFORE DEPOSITING CHECK

DATE	INVOICE OR CONTRACT NOS.	DESCRIPTION	AMOUNT
		Deposits in escrow for Leslie Powell. Replacement Housing Payment for Taxidermy per claim filed. From 7 H. Russell (Parcel 22-4-9). Lump sum payment	\$2,500.00

*Voided
or stop - payment issued
on or about 6-21-72*

Account Distribution

NO.	TITLE	AMOUNT
E 1501	Relocation Payments (RIP)	(EH) \$2,500.00

*Voided
or stop - payment issued
on or about 6-21-72*

JWH

MEMORANDUM.

Date Sept 1, 1972

TO: Ben Webb
FROM: Emanuel Site Office
SUBJECT: Release of RHP from Escrow

Escrow Company Transamerica Title Insurance Co.
Escrow No. 54345 nb
Parcel No. R.S. 4-9
Name Lushie Powell
Moving Date _____

The above client has relocated and does occupy the property which they purchased at 442 North Jessup. The City Bureau of Buildings reports that the structure complys with City Housing Regulations.

Please authorize the release of the Replacement Housing Payment in the amount of \$ 2500.00.

Chuter Daniels
Relocation Worker

Sent letter

? 9/18/72

2286141
727

September 12, 1972

Transamerica Title Insurance Co.
406 S.W. Ninth Avenue
Portland, Oregon 97205
Attention: Nancy Boyd

Dear Miss Boyd:

Mrs. Lushie Powell has moved and does occupy the house commonly known as 442 N.E. Jessup. The house was inspected by the city of Portland Building Department on September 12, 1972 and found to be standard and in compliance with the city code.

Please release funds sent to you by Portland Development Commission as down payment and Moving Expenses due Lushie Powell under the Relocation Act of 1970.

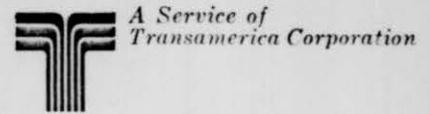
Very truly yours,

W. Stanley Jones
Relocation Supervisor

WSJ/lor

*Hold letter
until I get
Build inspection
letter*

Transamerica Title Insurance Co



ESCROW INSTRUCTIONS

GRANTEE OR MORTGAGEE

To: Transamerica Title Insurance Company

Escrow No. 54345nb

Gentlemen:

Report No. 41-32487

I/We hand you herewith \$18,950.00, of which sum \$15,950.00 is represented by Note & Mortgage executed by undersigned to Benj. Franklin Federal Savings & Loan Assn., less \$500.00 Earnest Money deposited in escrow, less \$570.00 deposited with Albina Realty, and \$2,500.00 which you are authorized to pay to the order of of said sum is represented by \$2,500.00 deposited in escrow for account of undersigned by Portland Development Commission ~~or legal representatives, when you have for my/our account the following:~~ which you are authorized to pay to the order of Curtis L. McDonald or legal representatives, when you have for my account the following: properly executed Warranty Deed covering the following described property in Multnomah County, Oregon, to-wit:
Lot 7, Block 2, CLOVERDALE TRACT, in the City of Portland

together with a Policy of Title Insurance on the usual form in the amount of \$ 18,950.00 showing title vested in Lushie Powell

SUBJECT ONLY TO:

Zoning ordinances, building and use restrictions, reservations and patents, easements of record, if any; printed conditions and exceptions contained in the usual form of title insurance policy; and those incumbrances to remain as noted below:

Taxes for the year 1972-73, a lien not yet payable.

I/We agree to pay the following: \$62.00 inception fire insurance premium; \$20.90, Multnomah County Transfer Tax; 1/2 \$105.00 escrow fee, \$52.50; recording fees, deed & mortgage, \$6.00; premium for ALTA mortgagee's title ins. policy for \$18,950, \$50.00; loan fee, \$159.50; \$99.75 mortgage insurance premium; \$84.00 loan reserves

You are further instructed as follows:

Undersigned acknowledge that all contingencies contained in Earnest Money Agreement dated June 9, 1972 between parties hereto have been met to satisfaction of undersigned.

and to adjust and pro-rate 1972-73 taxes based on 1971-72 taxes paid @ \$42.59

as of August 1, 1972

In all acts in this escrow relating to fire insurance, including adjustments, if any, you shall be fully protected in assuming that each policy is in force and that the necessary premium therefor has been paid.

You will file for record the necessary legal instruments and you shall not be held responsible for any liens that may be attached after such filing or recording.

These instructions shall be irrevocable by the undersigned until the close of business on October 5 19 72, and shall be performed within said period or thereafter until written demand is made upon you for the cancellation hereof.

Transamerica Title Insurance Company shall not be liable for any unpaid service, installation or construction charges for sewer, water or electricity. Undersigned acknowledges that copy of Transamerica Title Insurance Company preliminary title report No. 41-32487 has been read and received.

Dated at Portland, Oregon, this _____ day of _____, 19 72.

Address _____
Lushie Powell

Phone _____

Transamerica Title Insurance Co



A Service of
Transamerica Corporation

ESCROW INSTRUCTIONS

GRANTOR OR MORTGAGOR

To: Transamerica Title Insurance Company

Escrow No. 54345nb

Gentlemen:

Report No. 41-32487

I/We hand you herewith Warranty Deed
properly executed by Curtis L. McDonald
to Lushie Powell

covering the following property in Multnomah County, Oregon, to-wit:

Lot 7, Block 2, CLOVERDALE TRACT, in the City of Portland

which you are authorized to deliver to Lushie Powell, unmarried

or legal representative when you have for my/our account the sum of \$ 18,950.00 less \$14,200.00 mortgage balance to Benj. Franklin Federal Savings & Loan Assn., which grantee herein assumes and agrees to pay and which forms a part of the consideration herein
From said sum you are authorized to pay the following:

1. COMMISSION \$852.75 to Albina Realty
2. TITLE INS. PREM. \$115.00 for owners' policy for \$13,950.00
3. ESCROW FEE 1/2 of \$69.00 - \$34.50
4. RECORDING FEES None
5. PAY OFF None
6. WATER BILL final - outside escrow
- 7.
- 8.

I/We agree to furnish a Policy of Title Insurance on the usual form in the amount of \$ showing title vested in

SUBJECT ONLY TO:

Zoning Ordinances, building and use restrictions, reservations and patents, easements of record, if any; printed conditions and exceptions contained in the form of title insurance policy herein provided for; and those incumbrances to remain as noted below:

Mortgage recorded 4/13/72, Book 850, page 1017, Mortgage Records, given to secure the sum of \$14,200.00 with interest thereon, executed by Curtis L. McDonald, married, to Benj. Franklin Federal Savings & Loan Assn. of Portland, which mortgage balance grantee herein assumes and agrees to pay, and which forms a prt of the consideration hereof.

You are further instructed as follows:

Undersigned hereby acknowledges that all contingencies contained in Earnest Money Agreement between buyer and seller herein have been met to satisfaction of all parties.

You are further instructed to adjust and pro rate interest on mortgage balance to Benj. Franklin Fdderal Savings & Loan Assn. as of 6/27/72

and to adjust and pro-rate 1971-72 property taxes @ \$42.59
as of June 27, 1972

The balance remaining after the payment of the above items is to be paid to:

Curtis L. McDonald

In all acts in this escrow relating to fire insurance, including adjustments, if any, you shall be fully protected in assuming that each policy is in force and that the necessary premium therefor has been paid.

You will file for record the necessary legal instruments and then pay off such incumbrances as may exist at the time of filing such instruments, to vest the title as above stated, and you shall not be held responsible for any liens that may attach after such filing or recording.

These instructions shall be irrevocable by the undersigned until the close of business on July 20 19 72, and shall be performed within said period or thereafter until written demand by the undersigned is made upon you for the cancellation hereof.

Transamerica Title Insurance Company shall not be liable for any unpaid service, installation or construction charges for sewer, water or electricity.

Dated at Portland, Oregon, this _____ day of June, 19 72.

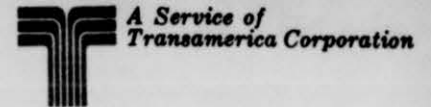
Address _____

Curtis L. McDonald

Phone _____

LAURA JEAN McDONALD

409 S.W. Ninth Avenue Portland, Oregon 97205
(503) 222-9931



Transamerica Title Insurance Co

June 26, 1972

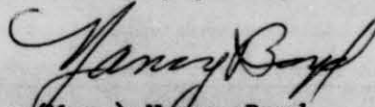
Mr. W. L. Jones
Relocation Supervisor
Portland Development Commission
235 North Monroe Street
Portland, Oregon 97227

Re: Escrow No. 54345nb
Lushie Powell

Dear Mr. Jones:

In accordance with my telephone conversation today with Mr. Daniels in your office, I am enclosing copies of Mr. Powell's escrow instructions and closing statement. If these appear in order, I would appreciate your written authorization to disburse the \$2,500.00 deposited by Portland Development Commission in our escrow account on June 22, 1972.

Sincerely yours,



(Mrs.) Nancy Boyd
Escrow Department

nb
Enclosures



FIRST NATIONAL BANK OF OREGON

FIFTH AND COLLEGE BRANCH, 1900 S.W. FIFTH AVENUE, P.O. BOX 229, PORTLAND, OREGON 97207
TELEPHONE: 225-3873

June 23, 1972

Lushie Powell

RECEIVED
JUN 27 1972
PORTLAND DEVELOPMENT COMMISSION

Edward H. Look, Secretary
Portland Development Commission
1700 S.W. Fourth Avenue
Portland, Oregon 97201

Re: Stop payment
warrant no. 372 EH

Dear Mr. Look:

We have received your letter of June 21 and have taken precautions not to negotiate the Emanuel Hospital warrant made payable to Transamerica Title Insurance Company.

We understand that the City of Portland has been notified not to pay this warrant if presented by any other bank and we are happy to assist you in this matter.

Sincerely,

G. Hanson
Assistant Cashier

GH/dod

June 21, 1972

Branch Manager
First National Bank of Oregon
Fifth & College Branch
Portland, Oregon 97201

Dear Sir:

Re: Request to Stop Payment

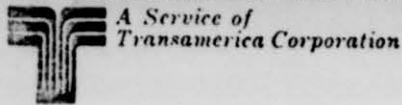
It is requested that you stop payment on Emanuel Hospital Warrant No. 372 EH, dated April 10, 1972, for the amount of \$2,500 made payable to TransAmerica Title Insurance Company.

Yours very truly,

Edward H. Look, Secretary
Portland Development Commission

EHL:j

Transamerica Title Insurance Co



ESCROW DEPARTMENT

L. H. ...
...
...

Escrow No. 54345ml
 Order No. 41-32459
 Date _____

J. H. ... M. ...

	DEBIT	CREDIT
<u>Property 442 7th Street</u>		
Purchase Price	15,750.00	
1971-72 442.57		
Pro rata Real Estate Taxes: <u>1/27/72 to 7/1/72</u>	.44	
Pro rata Fire Insurance: <u>Sample Policy</u>	62.00	
<u>Muller Tax</u>	20.90	
Escrow Fee <u>1/2 of 1%</u>	34.50	
Recording <u>Lead</u>	2.00	
<u>Water Bal's Rev. ...</u>		15,980
<u>Out of 1/1/72 to 1/27/72</u>		14,200.00
<u>Compassion fee</u>	50.00	82.60
<u>depos escrow from PDC 6/22/72</u>		2,500.00
Earnest Money Deposit <u>in escrow 4/16/72</u>		5,000.00
Contract Balance		
To Balance <u>needed to close</u>	19,119.84	17,292.60
	"	89.57
	19,119.84	17,382.17
		19,119.84

WORKSHEET FOR ALL TCO CLAIMS

NAME AND ADDRESS OF DISPLACING AGENCY

PROJECT NAME Emanuel

PROJECT NO. R-20

1. Full name of claimant: Lushie Powe Family Individual

2. Dwelling unit from which you moved: Parcel No. Rs 4-9
 a. Address 7 N Russe c. Number of bedrooms 1
 b. Apartment or room number _____ d. Monthly rental \$ 54.00
 e. Date displaced 1/7/72

3. Dwelling unit to which you moved (RENTAL) Intention Move
 a. Address 2506 N.E. Rodney c. Number of bedrooms 1
Portland Oregon d. Monthly rental \$ unk
 b. Apartment or room number _____ e. Date moved in 1/18/72

4. Dwelling unit to which you moved (PURCHASE)
 a. Address Lot 7 Block 2 Claverdale c. Downpayment \$ To be built
Truck - Portland Oregon d. Incidental expenses \$ _____
 b. Number of bedrooms 3 e. Date of purchase _____
Single Family Home

5. For Code Enforcement or Voluntary Rehabilitation (include ZIP)
 a. Address from which you moved _____
 b. Address to which you moved _____
 c. Date of move _____
 d. Monthly rental for temporary unit: \$ _____
 e. Require temporary housing for more than 3 months? Yes No
 If yes, total number of months in temporary housing _____ months

Incidental expenses.

<u>Item</u>	<u>Charged to claimant</u>	<u>Paid by Claimant</u>	<u>Claimed</u>	<u>Approved</u>
_____	\$ _____	\$ _____	\$ _____	\$ _____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

List of documents submitted (attached) in support of above:

Determination

- Did claimant rent or own at time of acquisition? Yes No
 Tenant's initial date of rental Jan 1, 1962
 Date of acquisition July 22, 1971
 Owner-occupant's initial date of ownership _____
- Did claimant own or rent 90 days prior to initiation of negotiations? Yes No
 Date of rental or purchase Jan 1, 1962
 Date of initiation of negotiations May 27, 1971
- Is replacement housing standard? Yes No
 If previously substandard, date found standard _____
- Certification: He is building New house on F.H.A.
 (Amount of this claim \$ 2500.00)

March 15, 1972

Portland Development Commission
235 North Monroe
Portland, Oregon 97227

Gentlemen:

This is to authorize you to make my check for a Replacement Housing Payment to Tenants and Certain Others, in the sum of \$2,500, payable to Transamerica Title Insurance Co., and to deposit said sum with Transamerica Title, 421 S. W. 9th, Pittock Block, Portland, Oregon, Attention Fred Holden, for the purchase of the house to be built, per plans, at Lot 7, Block 2, Cloverdale Track, Portland, Oregon.

Luzil Powell

PORTLAND DEVELOPMENT COMMISSION

1700 S.W. FOURTH AVENUE
PORTLAND, OREGON 97201

N^o 372 EH

DATE April 10, 1972

PAY TO Transamerica Title Insurance Company

\$ 2,500.00

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 NO.	DESCRIPTION	AMOUNT
		Deposit in escrow for Lushie Powell. Replacement Housing Payment for Tenants per claim filed. From 7 N. Russell (Parcel RS-4-9). Lump sum payment <i>VOID</i> <i>Cancelled 6/19/72</i>	\$2,500.00

Account Distribution

NO.	TITLE	AMOUNT
E 1501	Relocation Payments (RHP) (EH)	\$2,500.00

RC

JMM

June 22, 1972

Transamerica Title Insurance Co.
600 N. W. 2nd Avenue
Miami, Florida 33136

Attn: Fred Holden

Re: Miami County No. 2000
Public Sale

Dear Sir:

I enclose to you a check for the amount of \$5,000.00

Very truly
yours

V.S. [Signature]
[Title]



FORM No. 671E (Escrow)
Slevant-Ness Law Publishing Co. ©
Portland, Oregon 97204 SS

EARNEST MONEY RECEIPT

City Portland State Oregon

June 9 1972

RECEIVED FROM Lushie Powell, unmarried S.S. [redacted]

the sum of Five hundred Dollars (\$ 500.00)
in the form of Cash (hereinafter called "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 to-wit:
House and lot - to be built on: Lot 7, Block 2, Cloverdale Track, as per House Plan #6163.
House will not have sunken living room floor nor exposed ceiling in living room and dining room ceiling.

which we have this day sold to said purchaser for the sum of Eighteen thousand nine hundred fifty Dollars (\$ 18,950.00)
on the following terms, to-wit: The sum, hereinabove received for, of Five hundred Dollars (\$ 500.00)

as additional earnest money, the sum of Two thousand five hundred Dollars (\$ 2,500.00)
Upon acceptance of title and delivery of * deed, contract, the sum of Fifteen thousand nine hundred fifty Dollars (\$ 15,950.00)
Balance of _____ Dollars (\$ _____)

payable as follows: The purchaser makes this offer to purchase the Three Bedroom House as per Plan #6163 for the financing of \$18,950.00, subject to buyer being able to obtain mortgage financing of \$15,950.00. It is understood that buyer will receive \$2,500.00 from P.D.C., which money will be payable upon his occupying the house upon completion.

A title insurance policy from a reliable company insuring marketable title in seller is to be furnished purchaser in due course at seller's expense; preliminary to closing, seller may furnish a title insurance company's title report showing its willingness to issue title insurance, which shall be conclusive evidence as to seller's record title.
It is agreed that if seller does not approve this sale within the period allowed broker below in which to secure seller's acceptance, or if the title to the said premises is not insurable or marketable, or cannot be made so within thirty days after notice containing a written statement of defects is delivered to seller, the said earnest money shall be refunded. But if said sale is approved by seller and title to the said premises is insurable or marketable and purchaser neglects or refuses to comply with any of said conditions within ten days after the said evidence of title is furnished and to make payments promptly, as hereinabove set forth, then the earnest money herein received for including said additional earnest money shall be forfeited to seller as liquidated damages and this contract thereupon shall 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 except zoning ordinances, building and use restrictions, reservations in Federal patents, easements of record and None

All irrigation, plumbing and heating fixtures and equipment including stoker and oil tanks but excluding fire place fixtures and equipment, water heaters, electric light fixtures, light bulbs and fluorescent lamps, bathroom fixtures, venetian blinds, draperies and curtain rods, window and door screens, storm doors and windows, attached linoleum, attached television antenna, all shrubs and trees and all fixtures except None

are to be left upon the premises as part of the property purchased. The following personal property is also included as a part of the property for said purchase price:

1 (one) electric range and 1 (one) electric refrigerator

Seller and purchaser agree to prorate the taxes which are due and payable for the current tax year. Rents, interest, premiums for existing insurance and other matters shall be prorated on a calendar year basis. Adjustments are to be made as of the date of the consummation of said sale or delivery of possession, whichever first occurs. Encumbrances to be discharged by seller may be paid at his option out of purchase money at date of closing. SELLER AND PURCHASER AGREE THAT SUBJECT SALE WILL BE CLOSED IN ESCROW THE COST OF WHICH SHALL BE BORNE EQUALLY BETWEEN SELLER AND PURCHASER.

Possession of said premises is to be delivered to purchaser on or before at close to 72 or as soon thereafter as existing laws and regulations will permit removal of tenants, if any. Time is the essence of this contract. This contract is binding upon the heirs, executors, administrators, successors and assigns of buyer 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 losing party therein agrees to pay the prevailing party therein (1) the prevailing party's reasonable attorney's fees in such suit or action, to be fixed by the trial court; and (2) on appeal if any, similar fees in the appellate court, to be fixed by the appellate court.

Address: 3120 N. Williams Avenue Albina Real Estate Broker
By: Carole L. McDonald
Phone: 282-5571

AGREEMENT TO PURCHASE

I hereby agree to purchase the property herein described in its present condition and to pay the price of \$18,950.00 as set forth above and grant to said agent a period of 10 days hereafter to secure seller's acceptance hereof, during which period my offer shall not be subject to revocation. Said deed or contract to be

in name of Lushie Powell
Address: 2506 N.E. Rodney Street Purchaser: Lushie Powell (SEAL)
Phone: 284-5223 (SEAL)

AGREEMENT TO SELL

I hereby approve and accept the sale of above described property and the price and conditions as set forth in above contract, and agree to furnish evidence of title as above provided, also the said deed when stated.

Address: _____ Seller: Carole L. McDonald - a Real Estate Broker (SEAL)
Phone: _____ (SEAL)

DELIVER PROMPTLY TO PURCHASER, either manually or by registered mail, a copy hereof showing seller's acceptance.
Purchaser acknowledges receipt of the foregoing instrument bearing his signature and that of the seller showing acceptance. Lushie Powell (SEAL)
DATE: _____ Copy hereof showing Seller's signed acceptance sent purchaser by registered mail to purchaser's above address (return receipt requested) on _____ 19____
Return receipt card received and attached to broker's copy _____ 19____

SELLER'S CLOSING INSTRUCTIONS

I agree to pay forthwith to the above named broker a commission amounting to \$852.75 for services rendered in this transaction. In the event of a forfeiture of the deposit as above provided, the said deposit shall be paid to or retained by the broker to the extent of the agreed upon commission with residue to the seller. I authorize said broker to pay out of the cash proceeds of sale the expense of furnishing evidence of title, of recording fees and revenue stamps, if any, as well as any encumbrances on said premises payable by me at/or before closing. I acknowledge receipt of a copy of this earnest money receipt bearing my signature(s) and that of the purchaser named above.

NOTE: IF ANY BLANK SPACES ARE INSUFFICIENT, USE S-N No. 810 "HANDY PAD", TO BE SEPARATELY SIGNED BY BUYER AND SELLER.

Seller: Carole L. McDonald (SEAL)

RESIDENTIAL RELOCATION RECORD

RELOCATION WORKER Bordow PROJECT NO. DRE 20 PARCEL 7.54-9
 NAME Lusbie Powell ADDRESS 7 W. Russell APT NO. 4
 PHONE 248-5228 INITIAL INTERVIEW 1/17/72 SEX M W NW B AGE 53
 U.S. CITIZEN X ALIEN VETERAN SERVICEMAN DATE ON SITE 10/24/1962

FAMILY COMPOSITION

Name	Relation	Age

Employer: Name Pacific Steel Co. \$
 Address
 MCW Caseworker
 Social Security
 Va. Fed. Mult Co.
 Pension: Name
 Other: Name
 TOTAL MONTHLY INCOME

Rent 54.00, Inc. Heat Water Gas Gar Elec Unfurn Furn X No. Rms 1

ELIGIBILITY FOR PUBLIC HOUSING: (yes or no)
 Over 62 Disabled (Soc. Sec. def.) Income below limits Assets below limits

221 CERTIFICATE OF ELIGIBILITY: Date delivered by
 Notify in case of accident:
 Name Lusbie Powell Address 334 Barrington St. Rockwood Calif. Phone
 Information Statement given to on by
 Notice to move given to on by
 Payments: Amount \$ Check No. Date delivered Moved by self (or)
 moved by moving company (Phone)

REMOVED FROM CASELOAD: (Date)
 Refused assistance
 Relocated in:
 Low-rent public housing
 Other perm. public housing
 Standard priv. rent. hsg.
 Sub-standard priv. rent hgs. with refusal of further aid
 Standard sales housing
 Sub-standard sales hsg.
 Out-of-town
 Address unknown, abandoned
 Evicted, no further assistance
 Other (explain)

REMAINING ON CASELOAD:
 Address unknown, tracing
 Evicted, further assistance contemplated
 Temporarily relocated by LPA
 within project: address
 outside project: address

FAMILY REFUSED ADDITIONAL ASSISTANCE:
 Date Worker

RELOCATION REFERRALS:

Address	Inspection Certified By	Date

NEW ADDRESS: 3506 N.E. Rodney Zip Phone

- 1/17/72 - Relocation Payments. Paid payment, individual
 check NO. 28625 G to Mr. Lushie Powell. Sum of \$215⁰⁰
 on furnished room.
- 1/18/72 Verification of income brought into office.
 Address of apartment 28 N.E. Fargo St. which has
 not been inspected as yet. Will call when he moves.
- 1/21/72 Mrs. Seabury who is in charge showed apartment unfurnished
 appears to be ok. He plans talking about buying. ~~Options~~ benefits
 to be discussed with her and his nephew whom she respects.
 Best advice as to what to do.
- 1/26/72 Mr. Powell came into the office and ~~explained~~ ^{benefits} explained
 to her and his nephew by C.D. and I. He plans to buy
 and will be looking for a 3 Bedroom house in some
 area quiet neighborhood.
- 3/10/71 Mr. Powell come in several weeks ^{ago} with a Earned
 Many receipt for a house to be built by Albina
 Real Estate. the E.M. Receipt had to be
 re-wrote because the down payment was
 written wrong (\$2500. from P.D.C. instead of
 \$3000.) Called Albina R.E. twice today to
 get another signed E.M. receipt
- 3/13/71 Received E.M. Receipt from Albina R.E.
 Loan placed at Ben Franklin and will close
 at Transamerica Title Ins. Co.
 Pittick Blocke
 421 SW 9th
 Leon
 Mr. Breunau Ben Franklin
 224-3833
- 3/14/71 Mr. Powell come in and signed authorization to send
 money to Transamerica Escrow # 54345

PORTLAND DEVELOPMENT COMMISSION

1700 S.W. FOURTH AVENUE
PORTLAND, OREGON 97201

Nº 28625 G

DATE January 14, 19 72

PAY TO THE
ORDER OF **Lucas Powell**

\$ 215.00

DOLLARS

THE FIRST NATIONAL BANK OF OREGON
S.W. Fifth and College Branch
Portland, Oregon

NON-NEGOTIABLE

Portland Development Commission • 224-4800

DETACH BEFORE DEPOSITING CHECK

DATE	INVOICE OR CONTRACT NOS.	DESCRIPTION	AMOUNT
		Reimbursement per Claim for Relocation Payment filed. Move from 7 N. Russell (RS-4-9). Dislocation allowance \$200.00 Fixed payment - unfurnished <u>15.00</u>	\$215.00

Account Distribution

NO	TITLE	AMOUNT
E 1501	Relocation Payments (EH) (Fixed - Unf. - Individual)	\$215.00

AP

*Received by Justice Powell
Date 1-17-72*

JMS

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

NAME, ADDRESS AND ZIP CODE OF LOCAL AGENCY
Portland Development Commission
1700 SW 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 statement 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
POWELL, Lucas

2. DATE(S) OF MOVE
January 14, 1972

3. DWELLING UNIT FROM WHICH YOU MOVED PARCEL NO. RS-4-9

a. Address 7 N. Russell, Portland, Oregon 97227
b. Apartment, Floor, or Room Number 4
c. Was it furnished with your own furniture?
 Yes No

d. Number of rooms occupied (excluding bathrooms, hallways, and closets): 1
e. Date you moved into this address: _____

4. DWELLING UNIT TO WHICH YOU MOVED

a. Address (include ZIP Code) _____
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	<u>\$200.00</u>	
Fixed Moving Payment	<u>15.00</u>	
(Consult local agency)		Total \$ <u>215.00</u>

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.

January 14, 1972

Date

Lucas Powell
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:

Lucas Powell

NAME OF LOCAL AGENCY:

Portland Development Commission
1700 SW Fourth Avenue
Portland, Oregon 97201

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 ^{1/}	Authorized Signature	Date
A. Fixed Payment and Dislocation Allowance	\$		
1. Fixed payment \$ <u>15.00</u>			
2. Dislocation allowance \$ <u>200.00</u>			
3. Total \$ <u>215.00</u>	<u>215.00</u>	<i>[Signature]</i> J. E. [unclear]	<u>1-14-72</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
		\$			\$

1-17-72

(date)

Gentlemen:

The Portland Development Commission has relocated (is relocating) me from an urban renewal area, and in order to determine my eligibility for further compensation, would like you to give them the amount of my income from my employment.

This will authorize you to give them the information requested below. Please return one copy of the completed form directly to the Portland Development Commission in the envelope provided.

Thank you.

Sincerely,

x Lushie Powell
(name)
25067 E. Rodney
(address)
Portland Oreg.

1-18-72

(date)

TO: Portland Development Commission

The following information on income from employment is submitted, as requested above:

Employee's name: LUSHIE POWELL

Total earnings for 1971: \$7,200.32

Estimated earnings for current year: \$7,924.80

Roger A. Olson
(authorized signature)

CONFIDENTIAL

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 _____ Date of survey _____ Tabulator _____ Date tabulated _____
 Dwelling Unit No. 9 Structure No. 3 Census Block No. 78 Census Tract No. 22A
 Street Address 7 N Russell Apartment No. 4

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:

	<u>Name</u>	<u>Family relation</u>	<u>Age</u>	<u>Sex</u>	<u>Occupation</u>
1.	<u>Powell, Lucas</u>	<u>Head of household</u>	<u>40</u>	<u>M</u>	
2.					
3.					
4.					
5.					
6.					
7.					
8.					
9.					

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

1. Jobholders in this household, employers and location of jobs:

<u>Names of jobholders</u>	<u>Names of employers</u>	<u>Street address where jobs are located</u>	<u>Distance to work</u>

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

<u>Names of persons in this household who have income from any source</u>	<u>Amount of income per month</u>	
	<u>In month before this survey</u>	<u>In an average month during 1970</u>
<u>1 job ent</u>	\$ _____	\$ _____
<u>Total family or household income per month</u>	\$ _____	\$ <u>150.00 ent</u>

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

1. Location (indicate approximate cross streets) _____
2. Transportation, number of autos owned _____, 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 _____, kitchen _____, dining room _____, living room _____, number of bathrooms _____, total sq. ft. in dwelling unit _____
7. Other characteristics W O B I M

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

Date _____

Analyst _____ Surveyed _____ Tabulator _____ Date _____

Dwelling Unit No. 9 Structure No. 3 Census Block No. 78 Census Tract No. 22 A

Street Address 7 N Russell Apartment No. 4

Legal Description _____

NAME OF OCCUPANT: Lucas Powell NAME & ADDRESS OF OWNER: Steven Mathieu NAME & ADDRESS OF PROP. MGR: _____

7 N Russell #4 208 Pacific Bldg. _____

TELEPHONE: _____ TELEPHONE: 222-5219 TELEPHONE: _____

INTERVIEWED? () Yes () No INTERVIEWED? () Yes () No INTERVIEWED? () Yes () No

I. DESCRIPTION OF STRUCTURE

Kind of dwelling unit	No. of units in bldg.
___ One-family house	___
___ Apt. in a house	___
___ Apt. in apt. bldg.	___
<input checked="" type="checkbox"/> Apt. in comm. bldg.	<u>9</u>
___ Mobile home or trailer	___

This structure has 2 stories (do not count basement)

II. OCCUPANCY STATUS OF DWELLING UNIT

___ Owner occupied

Renter occupied

___ Vacant

III. SIZE OF DWELLING UNIT

~~6565~~ Sq. ft. in first floor (county figure)

2130 Sq. ft. in dwelling unit (if more than 1 floor)

1 Total no. of rooms (include kitchen, dining, living and bedrooms, exclude bathrooms)

0 No. of bathrooms

0 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

3/30/67 Date of last appraisal

1894 Date structure was originally built

_____ Date of any major alterations

B. Market value data for one-family dwelling

	Market value	Computed value per sq. ft.
Land	\$ _____	\$ _____
Improvements	_____	_____
Total	_____	_____

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	\$ <u>10,400</u>	\$ _____
Improvements	<u>14,560</u>	_____
Total	<u>24,960</u>	_____

~~6565~~ 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	\$ _____	\$ _____	\$ <u>54.00</u>

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

assessor's records filed in
apartment house file.

RESIDENTIAL RELOCATION RECORD

RELOCATION WORKER McIntosh ORIGIN OF CASE R-20 PARCEL RS 4-9

NAME Powell, Lucus ADDRESS 7 N. Russell APT NO. 4

PHONE _____ INITIAL INTERVIEW _____ SEX M MINORITY GROUP B

AGE _____ U.S. CITIZEN ALIEN _____ VETERAN _____ SERVICEMAN _____ DATE ON SITE _____

FAMILY COMPOSITION

Name	Relation	Age

Employer: Name _____ \$ _____
 Address _____
 MCW Caseworker _____
 Social Security _____
 Va. Fed. Mult. Co. _____
 Pension: Name _____
 Other: Name _____

TOTAL MONTHLY INCOME

Own: _____ Power Co. _____ Type Fuel _____ Garbage Co. _____
 Rent: \$54. Inc. Heat _____ Water _____ Gas _____ Gar _____ Elec _____ Unfurn _____ Furn _____ No. Rms 1

ELIGIBILITY FOR PUBLIC HOUSING: (yes or no)
 Over 62 _____ Disabled (Soc.Sec.def.) _____ Income below limits _____ Assets below limits _____

2211 CERTIFICATE OF ELIGIBILITY: Date delivered _____ by _____

Notify in case of emergency:
 Name _____ Address _____ Phone _____

Information Statement given to _____ on _____ by _____
 Notice to move given to _____ on _____ by _____

Payments: Amount \$ _____ Check No. _____ Date delivered _____ Moved by self _____ (or) _____
 moved by moving company _____ (Phone) _____

<p>REMOVED FROM CASELOAD:</p> <p>Refused assistance _____</p> <p>Relocated in:</p> <p>Low-rent public housing _____</p> <p>Other perm. public housing _____</p> <p>Standard priv. rent. hsg. _____</p> <p>Sub-standard priv. rent _____</p> <p>hgs. with refusal of _____</p> <p>further aid _____</p> <p>Standard sales housing _____</p> <p>Sub-standard sales hgs. _____</p> <p>Out-of-town _____</p> <p>Address unknown, abandoned _____</p> <p>Evicted, no further _____</p> <p>assistance _____</p> <p>Other (explain) _____</p>	<p>REMAINING ON CASELOAD:</p> <p>Address unknown, tracing _____</p> <p>Evicted, further assistance _____</p> <p>contemplated _____</p> <p>Temporarily relocated by _____</p> <p>LPA _____</p> <p>within project: _____</p> <p>address _____</p> <p>outside project: _____</p> <p>address _____</p>
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FAMILY REFUSED ADDITIONAL ASSISTANCE:
 Date _____ Worker _____

RELOCATION REFERRALS:

Address	Inspection Certified By	Date

NEW ADDRESS: _____ Zip _____ Phone _____

New rent or purchase price: _____ No. of rooms _____ \$ _____ SS _____

INTERVIEW REGISTER

Date

Relocation
Worker

1/15

Flyer delivered by Ted Parker

Survey: Manager refused to let us talk with tenants. J.C.

10/18

Tried to contact Mr. Powell today but he was not at home. Mc.