

	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 3116 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		

RESIDENTIAL RELOCATION REC

RELOCATION WORKER CD PROJECT NO. Ore. R-20 PARCEL A-3-12

NAME PRUITT, Laverne ADDRESS 248 N. Ivy APT NO. _____

PHONE None INITIAL INTERVIEW 7/7/71 SEX (F) W NW B AGE 57

U.S. CITIZEN ALIEN _____ VETERAN _____ SERVICEMAN _____ DATE ON SITE 11 YR

FAMILY COMPOSITION

Name	Relation	Age

Employer: Name _____ \$ _____
 Address _____
 MCH Caseworker _____
 Social Security _____
 VA. _____ Fed. _____ Mult Co. _____
 Pension: Name _____
 Other: Name Day Work 200 MAX

TOTAL MONTHLY INCOME _____

TEENANT PAYS FOR EVERY THING.
 Rent 47.50, Inc. Heat _____ Water _____ Gas _____ Gar _____ Elec _____ Unfurn Furn _____ No. Rms _____

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 _____ 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)

REMOVED FROM CASELOAD: (Date) _____
 Refused assistance _____
 Relocated in:
 Low-rent public housing _____
 Other perm. public housing _____
 Standard priv. rent hsg. _____
 Sub-standard priv. rent hsg. 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: _____ Zip _____ Phone _____

DATE	NOTES	C/W
1/15/71	Flyer: delivered by Ted Parker. Would like meeting.	
2/24/71	Survey: refused to give information. Member of EDPA	SCD

Tenant

RESIDENTIAL RELOCATION RECORD

RELOCATION WORKER C Daniels PROJECT NO. R-20 PARCEL A 3-12

NAME Bruitt, Laverne ADDRESS 248 N Joy APT NO. —

PHONE None INITIAL INTERVIEW 7/2/71 SEX F W — NW B AGE 57

U.S. CITIZEN ALIEN VETERAN SERVICEMAN DATE ON SITE 11/71

FAMILY COMPOSITION

Name	Relation	Age

Employer: Name _____ \$ _____
 Address _____
 MCW Caseworker _____
 Social Security _____
 Va. Fed. Mult Co. _____
 Pension: Name _____
 Other: Name Day work \$ 200. Max

TOTAL MONTHLY INCOME _____

Rent 47.50 *Tenat Pays EVERYTHING* Inc. Heat Water Gas Gar Elec Unfurn Furn No. Rms _____

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 _____ 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) _____

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: _____ Zip _____ Phone _____

1/15/71 flyer: delivered by Ted Parker. would like meeting.

2/24/71 survey: refused to give info. Members of EDPA. SCD

2/14/71 Went by to contact Mrs Pruitt but no one answered the door - left my card asking that she call. -
Went by latter ~~the~~ card was gone.

7/7/71 Mrs Pruitt. does not want a storey house - want dining room - No particular area - Close to bus line

Mr. Barnes, her Attorney gave her permission to negotiate for a house up to the point where her signature is required. She is to call me when she wants to be re-located.

11/17/71 Called Jim Barnes to see if he could help motivate Mrs. Pruitt to meet with P.D.C. to start looking for replacement housing.

12/31/71 Mr. Ben Webb and I had a meeting with Mrs. Faverne Pruitt and Mrs. Leo Warren at 106 N. Merris. to start some cooperation from Mrs. Pruitt who was contacted 6 months ago, July, 1971. Mrs. Warren asked for an extension of time for Mrs. Pruitt. Mr. Webb stated that he was not sure as he had to clear through Engineering Dept. Client agreed she had not worked with any Real Estate nor through Relocation Divisions. Appointment was set up with Mrs. Pruitt for June, 1/4/72. She agreed to contact Mrs. Dordon and work with Real Estate and try to find something.

1/4/72 Mrs. Pruitt ^{today} Called States that her sister has contacted a Realtor and has found a house. They would look at today and will let us hear from her after this appointment with Realtor. No information on Realtor, location or anything.

Emanuel Displaced Persons Association, Inc.

106 N. E. Morris
PORTLAND, OREGON 97212
Phone 287-3736

1/12/72

Dear Mrs Gordon,

I have an appointment and may be gone when you come over under the shower. Therefore, I am placing your "Multiple Listing Book" in the mail-box.

Thanks for the listing.
Yours as ever,

Mrs Warren

RESIDENTIAL RELOCATION RECORD

Project Name EMANUEL Parcel No. A-3-12 Advisor CD.

Client's Name PRUITT, LAYERNE Phone _____

Address 248 N. Dry Ethn BLACK Age 57

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

Family Composition

Total Number in Family 1

_____ wife, husband

Other: Relation Age Relation Age

Relation	Age	Relation	Age

Economic Data

Employer \$ _____

Address _____

Other Source of Income \$ _____

DAY WORK \$ 200.00
 Total Monthly Income \$ (_____)

Eligible for Public Housing YES NO

Eligible for Welfare YES NO

Eligible for (Other) YES NO

Presently Receiving Welfare YES NO

Other Assistance _____

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 7-7-71 Date of info pamphlet delivery _____

Date Notice to Move given _____ Date Effective _____ Expires _____

CLAIMANT'S INITIAL DATE OF OCCUPANCY

1960

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

Date of initiation of negotiations for purchase of property _____

Date of Acquisition _____

Date of letter of intent _____

Date of move 3-18-72

INTERVIEW REGISTER

Date

Relation
Worker

- 1/6/72 Call from Ben Webb from Pruitt / Warren that they had looked at a house ~~at~~ 4207 N. Mississippi. They plan to make offer. Further steps will be taken after contact with the client and Real Estate Agent.
- 1/12/72 Mrs Pruitt called ^{at 7 A.M.} stated she was on her way to work and had very little time to talk. Stated the listing ^{was} left with her no progress had been made.
- 1/13/72 The listing were picked up at Mrs Warren's ^{in the mail box} with the note attached. No other contact has been made with our office.
- 1/27/72 Called Mrs Warren today asking of her progress in finding a house for Mrs Pruitt. Stated that Mr. Webb had taken them out to look at some houses however there has been nothing that she would be satisfied with. Other Realtors she states are ~~showing~~ ^{showing} houses of course no one in particular named. Asked about Lucille Dick, she replied that she was still working with them.
- 1/29/72 Called Mrs Warren and she stated that she had an appointment with Lucille Dick Real Estate personell to look at 4207 N. Mississippi. Mrs Warren stated that earnest money had been put down but she would offer second choice.
- 2/16/72 Talked to Mrs Warren she indicated that she and Mrs Pruitt were still looking but nothing that she liked. Very evasive to all questions and answers. Had to go and finish her breakfast.
- 5/16/75 Telephoned Mr. Brown, Commerce Mortgage Co. - 620-1730. He will consider mortgage question.
- 5/16/75 Received a call from Mr. Conrad Rosing - 225-5795. He was very sympathetic but did not know exactly what he could do. He will talk it over at the bank and call us back.
- 5/16/75 SCD telephoned the Freedom Bank. They are willing to accept an application.
- 5/20/75 Called Mr. Warren to make appointment. She is to call back on 5/21/75.
- 5/21/75 Called Conrad Rosing, USNB. Meeting set for 5/22/75, p.m., at PDC office.

BCW

BCW

BCW

BCW

BCW

ORDER OF CONTENTS - RESIDENTIAL FILES

- RELOCATION RECORD
- RECORD OF PERSONAL INTERVIEW, ETC.
- CLAIMS - HOUSING
 - CLAIM FORMS
 - SUPPORTING DOCUMENTS FOR CLAIM
 - INSPECTION LETTERS
 - VERIFICATION OF INCOME, ETC.
 - AUTHORIZATION LETTERS
 - COPY OF WARRANT
 - RELEASE LETTER
- CLAIMS - MOVING
 - CLAIM FORMS
 - INVENTORY
 - RELEASE OF PERSONAL PROPERTY
 - COPY OF WARRANT
 - MEMO TO FILE
 - MISC. CORRESPONDENCE
- ADDITIONAL INFORMATION
 - TAX AND/OR TITLE PRINT OUTS, ETC.
 - ORIGINAL SURVEY FORM
 - LETTER OF INTENT
 - RECEIPT OF INFORMATION STATEMENT OR BROCHURE



UNITED STATES NATIONAL BANK OF OREGON

RECEIVED

AUG 20 1975

PORTLAND DEVELOPMENT COMMISSION

SOUTHEAST
REAL ESTATE FINANCE CENTER
P. O. BOX 68365
OAK GROVE, OREGON 97268
HEAD OFFICE - PORTLAND

August 19, 1975

Portland Development Commission
1700 S.W. 4th Ave.
Portland, Oregon 97201

Attn: Benjamin C. Webb

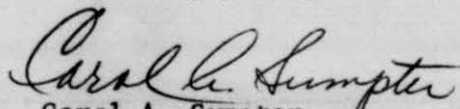
Re: Cemmie LaVerne Pruitt Lockett

Gentlemen:

Today we have closed our real estate loan for Mrs. Lockett and are enclosing for your files a copy of the closing statement and a copy of the reconciliation of payments for the term of her contract with the Ritter's. All of the charges and credits are itemized on the closing statement, however, if you should need further information please call us.

Thank you for your assistance in this transaction.

Very truly yours,


Carol A. Sumpter

enclosures

July 21, 1975

Reconciliation of Contract Payments Between George and Loretta Ritter and
 Connie LeVine Trust

Date	Principal	Interest	Balance
March 1972			37000.00
April 1972	46.25	43.75	6953.75
May "	46.54	43.46	6907.21
June "	46.83	43.17	6860.38
July "	47.13	42.87	6813.25
August "	47.44	42.58	6765.81
Sept. "	47.71	42.29	6718.10
Oct. "	48.01	41.99	6670.00
Nov. "	48.31	41.69	6621.73
Nov. 15 1972-73 Property Tax 1/4			<u>73.75</u>
			6575.83
Dec. "	48.15	41.35	6647.38
Jan. 1973	48.45	41.55	6598.93
Feb. "	48.76	41.24	6550.17
Feb. 15 " 2nd. 1972-73 Property Tax			<u>73.75</u>
Feb. 15 " Fire Insurance			<u>25.11</u>
			6542.03
Mar. "	48.42	41.53	6403.61
April "	48.73	41.27	6554.83
May "	49.03	40.97	6505.85
May 15 " 3rd. Quarter 1972-73 Property Tax			<u>73.75</u>
			6479.60
June "	48.38	41.12	6330.72
July "	48.13	40.82	6481.54
Aug. "	49.49	40.51	6432.05
Aug. 15 " 4th. Quarter 1972-73 Property Tax			<u>73.75</u>
			6505.80
Sept. "	49.34	40.65	6456.46
Oct. "	49.65	40.35	6406.81
Nov. "	49.96	40.04	6356.85
Nov. 15 " 1/4 1973-74 Property Tax			<u>70.72</u>
			6287.57
Dec. "	49.83	40.17	6377.74
Jan. 1974	50.14	39.86	6327.60
Feb. "	50.45	39.55	6277.15
Feb. 15 " 2nd. Quarter 1973-74 Property Tax			<u>71.13</u>
			6348.33
Mar. "	50.32	39.68	6298.01
April "	50.64	39.36	6247.37
May "	50.96	39.04	6196.41
May 15 " 3rd. Quarter 1973-74 Property Tax			<u>71.13</u>
			6267.59
June "	50.83	39.17	6216.76
July "	51.15	38.85	6165.61
Aug. "	51.46	38.54	6114.15
Aug. 15 " 4th. Quarter 1973-74 Property Tax			<u>71.13</u>
			6185.33
Sept. "	51.24	38.66	6133.99
Oct. "	51.66	38.34	6082.33
Oct. 15 " Fire Insurance			<u>21.92</u>
			6103.25

Date	Principal	Interest	Balance
Nov. 1974	51.52	38.13	6056.43
Nov. 15 " 1/4 1974-75 Property Tax			<u>71.13</u>
			6127.56
Dec. "	51.70	38.30	6075.91
Jan. 1975	52.03	37.97	6023.88
Feb. "	52.35	37.65	5972.53
Feb. 15 " 2nd. Quarter 1974-75 Property Tax			<u>73.44</u>
			5901.97
Mar. "	52.22	37.73	5992.75
April "	52.55	37.45	5940.20
May "	52.88	37.12	5887.32
May 15 " 3rd. Quarter 1974-75 Property Tax			<u>72.95</u>
			5960.27
June "	52.75	37.25	5907.52

August 4, 1975

U. S. Bancorp
P.O. Box 8837
Portland, Oregon 97208

Attention: Ms. Peggy Barfield, Urban Affairs Department

Gentlemen:

Subject: Camie LaVerne Pruitt Lockett

Enclosed is our Varrant No. 1094 EN in the amount of \$1,200, representing a Replacement Housing Payment to be applied as a downpayment to enable you to issue a mortgage against the property that Mrs. Pruitt is purchasing at 4205 N. Mississippi Avenue, Portland, Oregon.

Please note that the above payment is being made under the provisions of Section 204(2) of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (Public Law 91-646). Under the Department of Housing and Urban Development Regulations governing the disbursement of these funds, the full amount of the payment must be applied to reduce the purchase price or to pay normal incidental closing costs. No amount of the payment may be used to pay reserves. A copy of the closing statement should be sent to us for our files, to document the payment. The closing statement must show all amounts paid by the Development Commission as well as all amounts paid by Mrs. Pruitt, including amounts paid by her to reduce the original contract balance.

Finally, if the total amount applied to principal and closing costs at this time and that of the closing statement exceeds \$1,200, we will make an additional payment equal to 50 percent of such excess if the amount over \$1,200 is for closing costs and does not exceed \$1,000.

We wish to thank you and the U. S. National Bank for your assistance and cooperation in this complicated and very difficult case. If you have any questions, please let us know.

Very truly yours,

Benjamin C. Webb
Chief, Relocation

BCW:ch
Encl.

Date AUGUST 2, 1975

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

Gentlemen:

You are hereby authorized to pay to the U. S. National Bank, on my behalf, the Replacement Housing Payment due me in respect of my displacement from the Emanuel Hospital Project, as indicated by the claim form signed by me under date of June 17, 1975, representing additional downpayment toward the purchase of my replacement dwelling at 4205 N. Mississippi.


Cemmie LaVerne Pruitt Lockett

PORTLAND DEVELOPMENT COMMISSION

1700 S.W. FOURTH AVENUE
 PORTLAND, OREGON 97201

Nº 1094 EH

DATE July 30, 1975

PAY TO **United States National Bank**

\$1,200.00

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
		Replacement Housing Payment per Amended Claim Filed June 17, 1975. Move of Camie LaVerne Pruitt Lockett from 248 N. Ivy (Parcel A-3-12).	\$1,200.00

Account Distribution

NO. _____ TITLE _____ AMOUNT _____

RELOCATION PAYMENT

PROJECT: Emanuel Hospital

PARCEL: A-3-12

PAYABLE TO: United States National Bank

For: RHP for Homeowners	\$	_____
Incidental Expenses for Homeowners or Tenants.	\$	_____
RHP - Tenants & Certain Others - Rental: Total approved \$_____; Annual amount	\$	_____
X RHP - Tenants & Certain Others - Downpayment	\$	<u>1,200.00</u>
Settlement Costs (on acquisition by LPA only).	\$	_____
Interest Expense	\$	_____
Fixed Moving Payment	\$	_____
Dislocation Allowance.	\$	_____
Actual Moving Costs.	\$	_____
Storage Costs.	\$	_____
Business: Moving Expenses.	\$	_____
Business: In Lieu Payment.	\$	_____
Business: Storage Costs.	\$	_____
Business: Loss of Property	\$	_____
Business: Searching Expenses	\$	_____

Name of Client Cemmie LaVerne Pruitt Lockett Family Less - \$ _____ *

Move from 248 N. Ivy Individual Total \$ 1,200.00

Accounting: Indicate symbol and Accounting No. _____ Relocation Payment; _____ Project Cost *(_____)

0500 x10 901

J. L. W.

NAME, ADDRESS, AND ZIP CODE OF DISPLACING AGENCY:

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

PROJECT NAME General Hospital

PROJECT NUMBER OBE, B-29

PARCEL NUMBER A-3-12

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."

FULL NAME OF CLAIMANT: Conna LaVerne Pruitt Locket

Family

ADDRESS 4205 N. Mississippi, Portland, Oregon

Individual

DATE OF MOVE 3-18-72

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 \$ 1,200.00 is authorized.

7/28/75
Date

[Handwritten Signature]
Signature

I submit the information in support of a claim for a housing payment under Section 8 of the Staff Act, and I certify under the penalties and provisions of U.S.C. Title 18, Section 1001, that the information submitted is true, correct, and complete, and that I am not aware of any information which would cause me to believe that the information submitted is false, fictitious or fraudulent, or that it contains any false, fictitious or fraudulent statement or entry.

[Handwritten Signature]

Item (a)	Charged to Claimant on Closing Statement (b)	Paid Directly by Claimant (c)	Amount Claimed (Col. (b)+(c)) (d)	Amount Approved (e)
	\$ 00,000	\$ 11,100	\$ 11,100	\$ 11,100
	\$ 00,000			
TOTAL	\$ 00,000	\$ 11,100	\$ 11,100	\$ 11,100

HOUSING PAYMENT FOR TENANTS AND CERTAIN OTHERS
FOR CLAIMANT WHO PURCHASES

NAME AND ADDRESS OF CLAIMANT

Carma Laverne Pruitt Lockett
4205 N. Mississippi
Portland, Oregon 97217

COMPUTATION PREPARED BY:

BCV 6/17/75
(Name) (Date)

COMPUTATION CHECKED BY:

(Name) (Date)

Required Information

1. Purchase Price \$ 9,000.00
2. Amount necessary for downpayment (20% of line 1.) * \$ 4,000.00
(line 2)
3. Costs incidental to purchase (total amount approved by agency, from table on claim form TACO-2, column (a)) \$ -0-
(line 3)

Computation

4. Base amount (sum of lines 2 and 3). \$ 4,000.00
(line 4)
NOTE: If base amount (line 4) is \$2,000 or less, skip lines 5, 6, and 7 and enter amount on line 8.
5. Enter amount on line 4 in excess of \$2,000.
line 4 \$ 4,000.00
minus \$ 2,000.00
(enter difference here) \$ 2,000.00
(line 5)
6. Claimant's required matching amount
line 5 \$
divided by: $\frac{1}{2}$ \$ 4,000.00
(enter claimant's required matching amount here.) \$ 4,000.00
If amount on line 6 exceeds \$2,000, enter \$2,000.
(line 6)

(Please check if applicable)

- If claimant can supply all of the required matching funds, enter sum of \$2,000 plus amount on line 5, and enter total on line 8.
- If claimant can supply all of the required matching funds, enter amount on line 7 and enter total on line 8.
- If claimant cannot supply the portion of the required matching funds, enter amount of line 4 or \$2,000, whichever is less, on line 8.

Amount of Downpayment Assistance

- * Amount of downpayment required to bring the monthly payments within the displacee's ability to pay. \$ 3,000.00
(line 8)
Minus adjustments (attach explanation; e.g., amount previously received for rental assistance payment.) - \$ 1,800.00
- Total Downpayment Assistance Benefit \$ 1,200.00

MEMORANDUM

Date June 20, 1975

TO: The File
FROM: BCW
SUBJECT: Recomputation of the Payments Authorized under the Provisions of Section 204(2), P.L. 91-646.

This claim form is being amended to meet the financial means provision of Section 205(c)(3) of the above-mentioned Act, and paragraph 5.2f of the OMB Circular A-103.

The provisions of the OMB Circular were not clearly understood by us at the time we processed the original claim. Therefore, we failed to provide the assistance and payments required under the Act. This amendment is to correct our error.

Section 204(2) of the Act requires that any amount in excess of \$2,000 be matched by the displacee. Mrs. Lockett has already paid more than \$1,200 of her own funds toward the purchase of this property.

Our instructions to the escrow company will require that the total payments by Mrs. Lockett to date be shown on the closing statement as required by the Act.

BCW:ch



DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
ARCADE PLAZA BUILDING, 1321 SECOND AVENUE
SEATTLE, WASHINGTON 98101

June 24, 1975

REGION X

Office of Community
Planning & Development

RECEIVED

JUN 25 1975

IN REPLY REFER TO:
10D M/S 431

PORTLAND DEVELOPMENT COMMISSION

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

Attn: Benjamin C. Webb, Chief, Relocation

Dear Mr. Webb:

Subject: Relocation claim: Cemme LaVerne Pruitt Lockett,
4205 N. Mississippi, Portland, Oregon 97217

We have reviewed the amended claim and computation worksheet
for the subject case.

Your documentation supporting the amended/adjusted claim
appears to be in order. Accordingly we concur with the
TACO replacement housing computation submitted and have
no objection to your processing it for payment.

Sincerely,

E. M. Walker
Relocation/Real Estate Officer

June 20, 1975

Mrs. Kay M. Walker
Relocation/Real Estate
Department of Housing and Urban Development
Room 419, Arcade Plaza Building
Second and Union
Seattle, Washington 98101

Dear Kay:

Subject: Amended Relocation Claim

Enclosed is a copy of an amended claim for Downpayment Assistance for Tenants and Certain Others for Mrs. Came LaVerne Pruitt Lockett. The claim is being amended for two reasons:

1. At the time we prepared the original claim we did not understand that the regulations require a financial means test in the case of a claim for downpayment assistance as well as rent assistance and thus failed to meet this requirement in our original computation.

2. Mrs. Lockett is purchasing this property under a contract. We have a serious concern that she is about to lose the property because (a) her monthly payments amount to approximately 50% of her monthly income, thus preventing her from building up any reserves; and (b) certain attitudes and actions on the part of the contract holder. For example, he insists that she make all payments in cash, and he does not give her regular receipts. Some of the receipts that we have seen are without dates or else do not identify the purpose for which the money was paid.

We first became aware of our mistake in computation in early 1974. We approached our concern to Mr. Bruce Peterson, who was the Relocation Specialist in the Area Office at that time, by our letter of April 25, 1974, a copy of which is attached. Mr. Peterson gave us verbal approval to proceed with the recomputation on the condition that we would reduce the amount of her monthly payments and get her into a mortgage situation where her investment would be more secure. At about that time the mortgage market became very tight, and we were unable to find any mortgage institution that was willing to make such a small loan and to someone with such low income. However, matters have now changed. We have secured a commitment from the U.S. National Bank of Oregon for a mortgage in the amount of \$5,000, payable over ten years at monthly

Mrs. Kay M. Walker
Page 2
June 20, 1975

payments of \$64.70. A copy of the commitment is attached. We are submitting a copy of this claim together with certain other pertinent data for your review and objections, if you have any. Please note that the loan commitment has an expiration date of July 11, 1975.

Since we believe the claim form to be in order, based on our reading of the regulations, we propose to process it for payment within ten days from the date of this letter unless we have objections from you.

Very truly yours,

Benjamin C. Webb
Chief, Relocation

BCW:ch
Encls.

June 20, 1975

The File

BCW

Recomputation of the Payments Authorized under the Provisions of Section 204(2), P.L. 91-646.

This claim form is being amended to meet the financial means provision of Section 205(c)(3) of the above-mentioned Act, and paragraph 5.2f of the OMB Circular A-103.

The provisions of the OMB Circular were not clearly understood by us at the time we processed the original claim. Therefore, we failed to provide the assistance and payments required under the Act. This amendment is to correct our error.

Section 204(2) of the Act requires that any amount in excess of \$2,000 be matched by the displacee. Mrs. Lockett has already paid more than \$1,200 of her own funds toward the purchase of this property.

Our instructions to the escrow company will require that the total payments by Mrs. Lockett to date be shown on the closing statement as required by the Act.

BCW:ch

CLAIM FOR REPLACEMENT HOUSING PAYMENT
FOR TENANTS AND CERTAIN OTHERS

NAME, ADDRESS, AND ZIP CODE OF DISPLACING AGENCY:
PORTLAND DEVELOPMENT Commission
1780 S.W. 4TH AVE
PORTLAND, OREGON

PROJECT NAME (if applicable)
EMANUEL HOSPITAL
PROJECT NUMBER: ORE R-20

INSTRUCTIONS: Complete all applicable items and sign certification in Blank 6. 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. Omit Block 4 if you have moved into a rental unit. Omit Block 3 if you have purchased and occupied a dwelling unit. Complete only Blocks 1 and 5 if you are a homeowner temporarily displaced because of code enforcement or voluntary rehabilitation.

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

CENNIE LAVERNE PRUITT LOCKETT Family Individual

2. DWELLING UNIT FROM WHICH YOU MOVED

PARCEL NO. _____

a. Address: 248 N. IVY
PORTLAND, OREGON
b. Apartment or room number: *
c. Number of bedrooms: 4

d. Monthly rental: \$ 47.50
e. Date you moved out of this dwelling: _____
Month-Day-Year

3. DWELLING UNIT TO WHICH YOU MOVED (RENTAL)

a. Address (include ZIP Code): _____
4205 N. MISSISSIPPI
b. Apartment or room number: _____
c. Number of bedrooms: _____

d. Monthly rental: \$ N/A
e. Date you moved into this dwelling: _____
Month-Day-Year

4. DWELLING UNIT TO WHICH YOU MOVED (PURCHASE)

a. Address (include ZIP Code): _____
4205 N. MISSISSIPPI
b. Number of bedrooms: 2
c. Downpayment: \$ 1500

d. Incidental expenses (total from table on next page): \$ _____
e. Date you purchased this dwelling: _____

5. INFORMATION IN SUPPORT OF CLAIM OF HOMEOWNER TEMPORARILY DISPLACED BECAUSE OF CODE ENFORCEMENT OR VOLUNTARY REHABILITATION

a. Address of dwelling unit from which you moved: _____
b. Address of dwelling unit to which you moved (include ZIP code): _____
c. Date of move: _____
Month-Day-Year

d. Monthly rental for temporary unit: \$ _____
e. Will you require temporary housing for more than 3 months?
Yes _____ No _____
If "Yes", total number of months you will require temporary housing: _____ months

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.

MARCH 3, 1972
Date

Cernie La Verne Pruitt Legett
Signature of Claimant (s)

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

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	\$	\$	\$ <u>1/</u>	\$

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.)

NAME & ADDRESS OF CLIENT:

CEMMIE LAVERNE PRUITT LOCKETT
2448 N. IVY

COMPUTATION PREPARED BY:

JB CV
MARCH 3, 1972
Date

A. COMPUTATION OF DOWNPAYMENT ASSISTANCE FOR CLAIMANT MOVED TO UNIT PURCHASED

Required Information

- 1. Amount necessary for downpayment \$ 1800
- 2. Costs incidental to purchase (Total amount approved by agency, from table on claim form, Column (e)) \$ _____

Computation

- 3. Base amount (Sum of Lines 1 and 2) \$ _____

NOTE: If Line 3 is \$2,000 or less, skip Lines 4, 5, and 6 and enter the amount of Line 3 on Line 8 a.

- 4. Amount on Line 3 in excess of \$2,000

Line 3	\$ _____	
	- \$ <u>2,000.00</u>	
		\$ _____

- 5. Amount on Line 4 divided by 2

Line 4	\$ _____	
	2	
		\$ _____

- 6. Matching amount (If amount on Line 5 exceeds \$2,000, enter \$2,000. Otherwise, enter the amount on Line 5.) \$ _____

- 7. Base amount (Sum of amount on Line 6 and \$2,000)

Line 6	\$ _____	
	+ \$ <u>2,000.00</u>	
		\$ _____

- 8. Amount of downpayment assistance
 - a. Amount on Line 3 or Line 7 \$ _____
 - b. Minus adjustments (attach explanation; e.g., amount previously received for rental assistance payment) - \$ _____

(Enter this amount in the space provided in Block 4 on page one of this form.)

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

Name of Claimant CECILLIE L.P. LOCKETT Parcel No. _____

Name of Local Agency PORTLAND DEVELOPMENT COMMISSION

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

Tenant's initial date of rental: JAN 1960
Month-Day-Year

Date of Acquisition: _____
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: JAN 1960
Month-Day-Year

Date of Initiation of Negotiations: _____
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

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 \$ 1800.00 is authorized.

3-3-72
Date

[Signature]
Authorized Signature

5. RECORD OF PAYMENTS

	Date of Payment	Check Number	Amount
a. Claimant moved to rental unit			
(1) Lump-sum payment	_____	_____	\$ _____
(2) Annual payment			
1st Year	_____	_____	\$ _____
2nd Year	_____	_____	_____
3rd Year	_____	_____	_____
4th Year	_____	_____	_____
b. Claimant moved to unit he purchased	_____	_____	\$ _____
c. Homeowner temporarily displaced	_____	_____	\$ _____

(For Local Agency Use Only)

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

NAME AND ADDRESS OF CLAIMANT:

CEMMIE L. P. LOCKETT
245 N. IVY ST.
PORTLAND, OREGON

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:

WORKSHEET FOR ALL MOVING CLAIMS

1. Name CEMMIE L. P. LOCKETT Project ORE R-20
 2. Date(s) of move _____ Parcel No. A 3-12
 3. Dwelling unit from which you moved:
 Address 248 N IVY No. of rooms 7
 _____ Furnished Unfurnished Date you moved into this unit 1960
 4. Dwelling unit to which you moved:
 Address 4205 N. MISSISSIPPI
 Were goods moved to or from storage? _____ Yes No

5. Total claim \$ 300

 FIXED PAYMENT: \$200 + \$300 = \$500

ACTUAL MOVING COSTS

6. Name of moving company (or person) _____
 7. Mover's telephone _____ 8. Mover's address _____
 9. Method of payment
 _____ a. reimburse client (show paid bill)
 _____ b. pay mover directly (show bill)
 _____ c. let local agency contract with mover
 10. Amount actual costs
 a. Moving costs (attach receipt or voucher) \$ _____
 b. Cost of insurance (attach invoice) \$ _____
 c. Storage cost (attach receipt or voucher) \$ _____

 STORAGE COSTS

Name, address and ZIP code of storage company

- A. Type of claim _____ initial _____ supplementary _____ final
 B. Storage period
 1. Total period: _____ months. Check one: _____ Actual _____ Estimated
 2. Date property moved to storage: _____
 3. Date property moved from storage: _____
 C. Storage Costs Approved

1. Monthly rate	\$ _____	\$ _____
2. Total costs actually incurred	\$ _____	\$ _____
3. Amount previously received	\$ _____	\$ _____
4. Amount claimed (line 2 minus 3)	\$ _____	\$ _____

 D. Description of Property Stored: please list on back of this sheet.
 E. Method of Payment
 _____ reimburse client (attach receipt or paid bill)
 _____ pay storage company directly (attach bill)

(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>300</u>			
2. Dislocation allowance \$ <u>200</u>			
3. Total \$ <u>500</u>	<u>500</u>	<u>B. C. C.</u> <i>B. C. C.</i>	<u>3-13-72</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
		\$			\$

AMENDED
**WORKSHEET FOR COMPUTATION OF REPLACEMENT
 HOUSING PAYMENT FOR TENANTS AND CERTAIN OTHERS
 FOR CLAIMANT WHO PURCHASES**

NAME AND ADDRESS OF CLAIMANT

Cemme LaVerne Pruitt Lockett
4205 N. Mississippi
Portland, Oregon 97217

COMPUTATION PREPARED BY:

BCW 6/17/75
 (Name) (Date)

COMPUTATION CHECKED BY:

 (Name) (Date)

Required Information

- 1. Purchase Price \$ 9,000.00
- 2. Amount necessary for downpayment (20% of line 1.) * \$ 4,000.00
(line 2)
- 3. Costs incidental to purchase (total amount approved by agency, from table on claim form TACO-2, column (e)) \$ -0-
(line 3)

Computation

- 4. Base amount (sum of lines 2 and 3). \$ 4,000.00
(line 4)
 NOTE: If base amount (line 4) is \$2,000 or less, skip lines 5, 6, and 7 and enter amount on line 8.
- 5. Enter amount on line 4 in excess of \$2,000. \$ 2,000.00
(line 5)
 line 4 \$ 4,000.00
 minus \$ 2,000.00
 (enter difference here)
- 6. Claimant's required matching amount \$ 1,000.00
(line 6)
 line 5 \$ _____
 divided by: \div 2 1,000.00
 (enter claimant's required matching amount here.)
 If amount on line 6 exceeds \$2,000, enter \$2,000.

(Please check if applicable)

- If claimant can supply all of the required matching funds, enter sum of \$2,000 plus amount on line 6 and enter total on line 8.
- If claimant cannot supply all of the required matching funds but can supply a portion of them, enter the amount of matching funds that he can match on line 7 and then enter sum of \$2,000 and amount entered on line 7 on line 8. \$ _____
(line 7)
- If claimant cannot supply any portion of the required matching funds, enter amount of line 4 or \$2,000, whichever is less, on line 8.

Amount of Downpayment Assistance

- * Amount of downpayment required to bring the monthly payments within the displacee's ability to pay. \$ 3,000.00
(line 8)
 See Memo.
 Minus adjustments (attach explanation; e.g., amount previously received for rental assistance payment.) - \$ 1,800.00
- Total Downpayment Assistance Benefit \$ 1,200.00

**CLAIM FOR DOWNPAYMENT ASSISTANCE
FOR TENANTS AND CERTAIN OTHERS**

NAME, ADDRESS, AND ZIP CODE OF DISPLACING AGENCY:

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

PROJECT NAME Emanuel Hospital

PROJECT NUMBER ORE. R-20

PARCEL NUMBER A-3-12

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."

FULL NAME OF CLAIMANT: Cemme LaVerne Pruitt Lockett

Family

ADDRESS 4205 N. Mississippi, Portland, Oregon

Individual

DATE OF MOVE 3-18-72

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 \$ 1,200.00 is authorized.

10,000.00

Date

Authorized Signature

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.

June 17, 1975
Date

Cemme LaVerne Pruitt Lockett
Signature of Claimant(s)

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)
	\$ 10,000.	\$	\$	\$
TOTAL	\$	\$	\$	\$

July 8, 1975

Ms. Carol Sumpter
U.S. National Bank of Oregon
P.O. Box 68365
Oak Grove, Oregon 97268

Dear Ms. Sumpter:

Subject: Cecilia Laverne Pruitt Lockett

As requested in our telephone conversation of July 7, 1975,
we have enclosed a copy of the accounting received from
Mr. Ritter relative to the above-mentioned contract.

If you have any questions, please let us know.

Very truly yours,

Benjamin C. Webb
Chief, Allocation

BWJ:cb
Bdl.



UNITED STATES NATIONAL BANK OF OREGON

RESIDENTIAL PROPERTY FINANCING

ROOM 1020

309 S. W. SIXTH AVENUE

P.O. BOX 4412, PORTLAND, OREGON 97208

RECEIVED

June 13, 1975

JUN 16 1975

PORTLAND DEVELOPMENT COMMISSION

Mrs. Cemmie LaVerne Pruitt Lockett
4205 N. Mississippi
Portland, Oregon 97217

Dear Mrs. Lockett:

We are pleased to inform you that your real estate loan application has been approved with the following terms and conditions:

Amount: \$5,000.00 Term: 10 years Rate: 9.5%

Monthly Payment: \$64.70 plus reserves for hazard insurance.

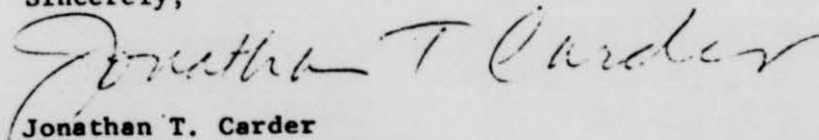
- 1) A Trust Deed securing the property located at 4205 N. Mississippi, Portland, Oregon will be prepared by this Bank.
- 2) An ALTA title insurance policy in the amount of the loan will be ordered for your convenience by this Bank. The Bank reserves the right of approval of all exceptions on the policy.
- 3) A hazard insurance policy of not less than \$8,000.00, showing the U. S. National Bank as mortgagee, is to be furnished by your insurance agent prior to time of closing.
- 4) All costs of this transaction not indicated otherwise, including title insurance and recording fees, are the responsibility of the borrower.
- 5) The Bank will receive a \$50.00 loan fee, payable on closing of this transaction.
- 6) This loan commitment will expire on Friday, July 11, 1975.
- 7) A prepayment penalty of 4 $\frac{3}{4}$ % during the first three years, and 3% during the fourth and fifth years will be charged for prepayments made with funds received from a lender other than the holder of the note and exceeding 20% of the original amount of the loan in any one loan year.

Mrs. Cemmie Lockett

Your file has been assigned to the Metropolitan Real Estate Finance Center for documentation and processing. Should you have any questions regarding the conditions set out above, please feel free to call Carol Sumpter at our S.E. Area Real Estate Center (659-6184).

If you agree to the terms and conditions set out above, please acknowledge by dating and signing the enclosed copy of this commitment letter and returning it in the enclosed envelope, to be received in our office no later than July 11, 1975.

Sincerely,



Jonathan T. Carder
Real Estate Loan Officer

JTC/sb
Enc.

MEMORANDUM

Date May 2, 1975

TO: The File (Cemmie LaVerne Pruitt Lockett)
FROM: BCW
SUBJECT: Amended Relocation Claim

On this date Mrs. Peggy Barfield of the U.S. National Bank, Mrs. LaVerne Pruitt and Bob Nelson reported to the main office by pre-arrangement, to take a mortgage application from Mrs. Pruitt. We had previously discussed this matter with the U.S. National Bank officials, who explained that it was not the type of mortgage that they normally handle. However, under the circumstances, they felt that they had a civic responsibility to do something.

At the time that Mrs. Barfield took the application she was not sure that she could get the bank to agree to accept it. On June 16, 1975 we received a copy of a letter from the U.S. National Bank to Mrs. Pruitt, indicating their willingness to loan \$5,000 under security of a trust deed.

On June 17, 1975 I prepared a claim form for Mrs. Pruitt and secured her signature.

BCW:ch

MEMORANDUM

April 14, 1975

TO: FILE
FROM: SCW
SUBJECT: REVISED CONTRACT - LITTER - FRUIT

On this date, Mr. [Name] came to the Main Office in response to our letter of April 8, 1975.

The purpose of the interview was to verify from Mr. [Name] the nature and the application of permits on the above contract and to secure his signature on the revised contract.

Mr. [Name] said that his permit books were with his bookkeeper, who was preparing his books for taxes. The information supplied to us, appeared to be completely correct.

Mr. [Name] stated that he had no objection to our continuing to use the information supplied to us, after our contract is revised. He stated that he would sign the revised contract as soon as it was ready.

Very truly yours,
[Signature]

THIS CONTRACT Made this 17th day of March, 1972, between George F. and Loretta L. Ritter, husband and wife, and Cemie LaVerne Pruitt Lockett, a single woman, hereinafter called the seller, hereinafter called the buyer,

WITNESSETH: That in consideration of the mutual covenants and agreements herein contained, the seller agrees to sell unto the buyer and the buyer agrees to purchase from the seller all of the following described lands and premises situated in Multnomah County, State of Oregon, to-wit:

House and lot, located at 4205 North Mississippi Avenue, also known as Lot 7 of Block 11 of Multnomah Addition, Multnomah County, State of Oregon.

This agreement is hereby modified, as evidenced by initials of all the parties, in the margin, to obligate the purchaser to remit to the sellers in addition to the agreed to monthly installment for principal and interest, an amount equal to one-twelfth of the estimated annual taxes. The seller shall apply such additional sum to the principal balance monthly and pay the ad valorem taxes annually and debit the principal balance of the purchaser in that amount.



for the sum of Nine Thousand and no/100----- Dollars (\$9,000.00) (hereinafter called the purchase price), on account of which Two Thousand and no/100----- Dollars (\$ 2,000.00) is paid on the execution hereof (the receipt of which is hereby acknowledged by the seller); the buyer agrees to pay the remainder of said purchase price (to-wit: \$ 7,000.00) to the order of the seller in monthly payments of not less than Ninety Dollars (\$ 90.00) each,

payable on the 20th day of each month hereafter beginning with the month of April, 1972, and continuing until said purchase price is fully paid. All of said purchase price may be paid at any time; all deferred balances of said purchase price shall bear interest at the rate of 7 1/2 per cent per annum from April 20, 1972 until paid, interest to be paid monthly and * being included in the minimum monthly payments above required. Taxes on said premises for the current tax year shall be pro-rated between the parties hereto as of the date of this contract.

The buyer warrants to and covenants with the seller that the real property described in this contract is (A) primarily for buyer's personal, family, household or agricultural purposes, (B) for an organization or (even if buyer is a natural person) is for business or commercial purposes other than agricultural purposes.

The buyer shall be entitled to possession of said lands on closing, 1972, and may retain such possession so long as he is not in default under the terms of this contract. The buyer agrees that at all times he will keep the buildings on said premises, now or hereafter erected, in good condition and repair and will not suffer or permit any waste or strip thereof; that he will keep said premises free from mechanic's and all other liens and save the seller harmless therefrom and reimburse seller for all costs and attorney's fees incurred by him in defending against any such liens; that he will pay all taxes hereafter levied against said property, as well as all water rents, public charges and municipal liens which hereafter lawfully may be imposed upon said premises, all promptly before the same or any part thereof become past due; that at buyer's expense, he will insure and keep insured all buildings now or hereafter erected on said premises against loss or damage by fire (with extended coverage) in an amount

not less than \$----- in a company or companies satisfactory to the seller, with loss payable first to the seller and then to the buyer as their respective interests may appear and all policies of insurance to be delivered to the seller as soon as insured. Now if the buyer shall fail to pay any such liens, costs, water rents, taxes, or charges or to procure and pay for such insurance, the seller may do so and any payment so made shall be added to and become a part of the debt secured by this contract and shall bear interest at the rate aforesaid, without waiver, however, of any right arising to the seller for buyer's breach of contract.

The seller agrees that at his expense and within 10 days from the date hereof, he will furnish unto buyer a title insurance policy insuring (in an amount equal to said purchase price) marketable title in and to said premises in the seller on or subsequent to the date of this agreement, save and except the usual printed exceptions and the building and other restrictions and easements now of record, if any. Seller also agrees that when said purchase price is fully paid and upon request and upon surrender of this agreement, he will deliver a good and sufficient deed conveying said premises in fee simple unto the buyer, his heirs and assigns, free and clear of encumbrances as of the date hereof and free and clear of all encumbrances since said date placed, permitted or arising by, through or under seller, excepting, however, the said easements and restrictions and the taxes, municipal liens, water rents and public charges so assumed by the buyer and further excepting all liens and encumbrances created by the buyer or his assigns.

And it is understood and agreed between said parties that time is of the essence of this contract, and in case the buyer shall fail to make the payments above required, or any of them, punctually within ten days of the time limited therefor, or fail to keep any agreement herein contained, then the seller at his option shall have the following rights: (1) to declare this contract null and void, (2) to declare the whole unpaid principal balance of said purchase price with the interest thereon at once due and payable and/or (3) to foreclose this contract by suit in equity, and in any of such cases, all rights and interest created or then existing in favor of the buyer as against the seller hereunder shall utterly cease and determine and the right to the possession of the premises above described and all other rights acquired by the buyer hereunder shall revert to and revest in said seller without any act of re-entry, or any other act of said seller to be performed and without any right of the buyer of return, reclamation or compensation for moneys paid on account of the purchase of said property as absolutely, fully and perfectly as if this contract and such payments had never been made; and in case of such default all payments theretofore made on this contract are to be retained by and belong to said seller as the agreed and reasonable rent of said premises up to the time of such default. And the said seller, in case of such default, shall have the right immediately, or at any time thereafter, to enter upon the land aforesaid, without any process of law, and take immediate possession thereof, together with all the improvements and appurtenances thereon or thereto belonging.

The buyer further agrees that failure by the seller at any time to require performance by the buyer of any provision hereof shall in no way affect his right hereunder to enforce the same, nor shall any waiver by said seller of any breach of any provision hereof be held to be a waiver of any succeeding breach of any such provision, or as a waiver of the provision itself.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 9,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).

In case suit or action is instituted to foreclose this contract or to enforce any of the provisions hereof, the buyer agrees to pay such sum as the court may adjudge reasonable as attorney's fees to be allowed plaintiff in said suit or action and if an appeal is taken from any judgment or decree of the trial court, the buyer further promises to pay such sum as the appellate court shall adjudge reasonable as plaintiff's attorney's fees on such appeal.

In construing this contract, it is understood that the seller or the buyer may be more than one person; that if the context so requires, the singular pronoun shall be taken to mean and include the plural, the masculine, the feminine and the neuter, and that generally all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, said parties have executed this instrument in duplicate; if either of the undersigned is a corporation, it has caused its corporate name to be signed and its corporate seal affixed hereto by its officers duly authorized thereunto by order of its board of directors.

Signatures of Cemie LaVerne Pruitt Lockett and George F. Ritter and Loretta L. Ritter.

*IMPORTANT NOTICE: Delete, by lining out, whichever phrase and whichever warranty (A) or (B) is not applicable. If warranty (A) is applicable and if the seller is a creditor, as such word is defined in the Truth-in-Lending Act and Regulation Z, the seller MUST comply with the Act and Regulation by making required disclosures; for this purpose, use Stevens-Ness Form No. 1308 or similar unless the contract will become a first lien to finance the purchase of a dwelling in which event use Stevens-Ness Form No. 1307 or similar.

NOTE: The sentence between the symbols ①, if not applicable, should be deleted; see Oregon Revised Statutes, Section 93.030. (Notarial acknowledgment on reverse).

Recorded by Title Insurance Company of Oregon No. 500323

RECEIVED PAYMENTS ON WITHIN CONTRACT. AS FOLLOWS:

DATE	INSURANCE OR TAXES	INTEREST	INTEREST PAID TO	PRINCIPAL	PRINCIPAL BALANCE	DATE	INSURANCE OR TAXES	INTEREST	INTEREST PAID TO	PRINCIPAL	PRINCIPAL BALANCE

CONTRACT (FORM No. 706)

STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

BETWEEN

Address AND

DEED

STATE OF OREGON) ss. Multnomah County)

I, JOHN D. WELDON, Director, Department of Records and Elections and Recorder of Conveyances, in and for said County, do hereby certify that the within instrument of writing was received for record and recorded in the record of of said County at.

2 27

In Book 846 On Page 243

Witness my hand and seal of office affixed.

JOHN D. WELDON, Director, Department of Records and Elections

HILL INDUSTRIAL BUILDING 425 S.W. FOURTH AVE. PORTLAND, OREGON 97204

400

500 323

45056

STATE OF OREGON, County of Multnomah, March 15, 1972. Personally appeared the above named George F. Ritter and Loretta L. Ritter

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8-13-72

STATE OF OREGON, County of Multnomah) ss.

March 17, 1972. Personally appeared CEMMIE LAVERNE PRUITT LOCKET who being duly sworn

and acknowledged said instrument to be her voluntary act and deed.

and that the seal affixed to the foregoing instrument is the seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: 10-16-74

(OFFICIAL SEAL)

SCHEDULE TO SHOW THE
 AMOUNT AND SOURCE OF PAYMENTS
 REQUIRED TO REDUCE MONTHLY Pmts TO \$50
 AT 7.5% INTEREST

	3 LPL	4 PDC	5 TOTAL
INITIAL DOWN PAYMENT	200	1800	2000
ADDITIONAL PAYMENT REQUIRED	900	1200	2000
TOTALS	1000	3000	4000
SALES PRICE			9000
BALANCE OF CONTRACT			<u>5000</u>
MONTHLY PAYMENTS REQUIRED TO AMORTIZE A \$5000 LOAN OVER 10 YEARS AT 7.5% INTEREST (P+I)			<u>\$ 5936</u>
PAYMENTS MADE TO DATE			
INITIAL DOWN PAYMENT	\$ 200	1800	2000
PAYMENTS ON PRINCIPAL	Ⓢ	Ⓢ	
ADDITIONAL PAYMENTS REQUIRED		1200	

QUESTIONS

1. HOW MUCH HAS BEEN PAID ON PRINCIPAL TO DATE?

2. IF THE TOTAL PAID ON PRINCIPAL IS LESS THAN ~~\$4000~~^{\$4000} CAN MRS P. MAKE UP THE DIFFERENCE?

3. WILL THE CONTRACT HOLDER AGREE TO REDUCE THE MONTHLY PAYMENTS IN EXCHANGE FOR A LARGE LUMP SUM PAYMENT?

4. WILL THE CONTRACT HOLDER AGREE TO MAKING A PROPER ACCOUNTING?

Estimate
DISCLOSURE STATEMENT FOR REAL ESTATE LOAN (1)

(The following information is supplied to real estate loan applicants pursuant to the Federal Truth In Lending Act.)

BORROWERS (Name and Address):

Commie LeVonne Pruitt Lockett
4205 W Mississippi
Portland, Oregon 97217

Date 5-2-75
Date on which interest begins to accrue if different from the above date 7-1-75

LENDER: United States National Bank of Oregon
Branch _____
309 SW 4th
(Street Address)
Portland, Ore Oregon 97205
(Zip)

The loan in connection with which this statement is given is payable in 120 monthly instalments of \$ 64.72 * in each payment including interest. Date of first payment: 5-1-75; date of last payment: 7-1-75; OR (if irregular payment) as follows: _____

TOTAL OF PAYMENTS is \$ 7764-. The lender does not intend to refinance any Balloon Payment shown above.

*Estimated total monthly instalment including escrow payments for hazard insurance premium, property taxes, mortgage insurance premium, if any, will be \$ 70.05
64.72 P&I, 2.85 Fire Ins, 2.85 Disability = 70.05

FINANCE CHARGE (2) <i>Estimate</i>		OTHER CHARGES (2) <i>Estimate</i>	
Accruing Finance Charges:		Recording and similar fees	\$ <u>10-</u>
Interest from regular amortization	\$ <u>2764-</u>	Title examination, title insurance and surveys	<u>75-</u>
Interest on construction advances	_____	Preparation of documents	_____
Interest on irregular first payment	_____	Amounts to be paid into escrow at time of closing for future taxes, insurance and water, sewer and land rents	<u>15-</u>
Premium for insurance against default (FHA or private mortgage insurance for entire life of loan)	_____	Appraisal fees	_____
Other _____	_____	Credit reports	_____
TOTAL ACCRUING FINANCE CHARGES	\$ <u>2764-</u>	Credit life insurance and/or disability insurance	_____
Prepaid Finance Charges:		Property insurance	_____
Loan discount fee	\$ _____	Other _____	_____
Origination fee	<u>50-</u>	TOTAL OTHER CHARGES	\$ <u>100-</u>
Construction loan fee, finder fee, or points	_____	AMOUNT FINANCED (2)	
Charge imposed for acceptance of obligation	_____	Loan amount	\$ <u>5000-</u>
Escrow fee charged to Borrower	_____	Less: Prepaid Finance Charges	<u>60-</u>
Performance bond	_____	AMOUNT FINANCED	\$ <u>4930-</u>
Tax service fees	<u>15-</u>	** This amount expressed as an ANNUAL PERCENTAGE RATE is	<u>9.75%</u> <i>Estimate</i>
P.M.I. Appraisal Review Fee	_____		
FHA/VA application fee	_____		
Other _____	_____		
TOTAL PRE-PAID FINANCE CHARGES	\$ <u>65-</u>		
** FINANCE CHARGE	\$ <u>2829-</u> <i>Estimate</i>		

PROPERTY INSURANCE is required to obtain this loan and may be obtained by Borrower through any person of his choice subject only to the right of Lender to refuse to accept any insurer for reasonable cause.

CREDIT LIFE INSURANCE AND DISABILITY INSURANCE is not required to obtain this loan. No charge is made for such insurance and no such insurance is provided unless the BORROWER CHECKS the appropriate box below:

- I desire Credit Life Insurance only and know the premium will be \$ _____ per month until cancelled.
- I desire Disability Insurance only and know the estimated premium will be \$ 2.85 per month until cancelled.
- I desire both Credit Life and Disability Insurance and know the estimated premium will be \$ _____ per month until cancelled.
- I do NOT want either Credit Life or Disability Insurance.

(Date) (Borrower's Signature) _____ (Date) (Borrower's Signature)

(Date) (Borrower's Signature) _____ (Date) (Borrower's Signature)

PREPAYMENT PENALTY: A prepayment penalty of 4 1/2% during the first three loan years and 3% during the fourth and fifth loan years will be charged on the excess amount prepaid for prepayments made with funds loaned to the borrower by a lender other than the holder of the note and exceeding 20% of the original amount of the loan in any one loan year.

DEFAULT CHARGE: Lender may charge a late payment penalty up to 4% of each payment in arrears for 15 days or more. If any collection action becomes necessary, the Borrower shall be liable for collection costs plus attorneys' fees whether litigation is commenced or not.

SECURITY (4) This loan is secured by a mortgage or trust deed on the following described real property in _____ County, State of _____:

Said mortgage or trust deed also secures any future advances that Bank may in its discretion make to Borrower.

I ACKNOWLEDGE RECEIPT OF A COPY OF THIS STATEMENT ~~PLUS A COPY OF THE NOTE AND MORTGAGE OR TRUST DEED UPON WHICH IT IS BASED (3)~~

(Date) (Borrower's Signature) _____ (Date) (Borrower's Signature)

(Date) (Borrower's Signature) _____ (Date) (Borrower's Signature)

N (1) Use this form with all real estate loans of any amount to natural persons for residential or agricultural purposes.
O (2) If any figure above must be estimated after a reasonable attempt to obtain it, write "ESTIMATED" beside the figure and explain to Borrower.
T (3) All customers must sign acknowledgement in real estate transactions.
E (4) If property description is too long to set forth in space provided, make specific reference in space provided to mortgage or trust deed.
S (5) All disclosures above are based upon the assumption that all obligations of Borrower will be paid precisely when due.

May 5, 1975

Reconciliation of Contract Payments between George and Loretta Ritter and
Cammie LaVerne Pruitt

Date	Principal	Interest	Balance
March 1972			\$ 7000.00
April 1972	46.25	46.75	6953.75
May "	46.54	43.46	6953.75 6997.21*
June "	46.84	43.16	6907.19 6860.37
July "	47.13	42.87	6860.35
August "	47.44	42.58	6813.22
Sept. "	47.73	42.27	6765.78
Oct. "	48.02	41.98	6718.05
Nov. "	48.32	41.68	6670.03
Nov. 15"	1/4 1972-73 Property Tax		73.75
			<u>6743.78</u> 6695.48
Dec. "	47.86	42.14	6695.92
Jan. 1973	48.15	41.85	6647.77
Feb. "	48.45	41.55	6599.32
Feb. 15 "	2nd. 1972-73 Property Tax		73.75
Feb. 15"	Fire Insurance		28.11
			<u>6701.18</u> 6652.88
Mar. "	48.12	41.88	6653.06
April "	48.42	41.58	6604.64
May "	48.72	41.28	6555.92
May 15 "	3rd. Quarter 1972-73 Property Tax		73.75
			<u>6629.67</u> 6581.37
June "	48.57	41.43	6581.10
July "	48.87	41.13	6532.23
Aug. "	49.17	40.83	6483.06
Aug. 15"	4th. Quarter 1972-73 Property Tax		73.75
			<u>6556.81</u> 6508.51
Sept. "	49.02	40.98	6507.79
Oct. "	49.33	40.67	6458.46
Nov. "	49.64	40.36	6408.82
Nov. 15 "	1/4 1973-74 Property Tax		70.72
			<u>6479.54</u> 6431.24
Dec. "	49.50	40.50	6430.04
Jan. 1974	49.81	40.19	6380.23
Feb. "	50.12	39.88	6330.11
Feb. 15"	2nd. Quarter 1973-74 Property Tax		71.18
			<u>6401.29</u> 6352.99
Mar. "	49.99	40.01	6351.30
April "	50.31	39.69	6300.99
May "	50.62	39.38	6250.37
May 15 "	3rd. Quarter 1973-74 Property Tax		71.18
			<u>6321.55</u> 6273.25
June "	50.49	39.51	6271.06
July "	50.81	39.19	6220.25
Aug. "	51.12	38.88	6169.13
Aug. 15"	4th. Quarter 1973-74 Property Tax		71.18
			<u>6240.31</u> 6192.01
Sept. "	51.00	39.00	6189.31
Oct. "	51.32	38.68	6137.99
Oct. 15"	Fire Insurance		25.92
			<u>6163.91</u> 6115.61

Date	Principal	Interest	Balance
Nov. 1974	51.48	38.52	6112.43
Nov. 15	1/4 1974-75 Property Tax		71.18
			<u>6183.61</u> 6185.31
Dec. #	51.35	38.65	6132.26
Jan. 1975	51.67	38.33	6080.59
Feb. "	52.00	38.00	6028.59
Feb. 15	2nd. Quarter 1974-75 Property Tax		73.44
			<u>6102.03</u> 6053.75
Mar. "	51.86	38.18	6050.17
April "	52.19	37.81	5997.98 5949.68

1-106-77

THE CITY OF
PORTLAND



OREGON

April 16, 1975

DEPARTMENT OF
DEVELOPMENT AND
CIVIC PROMOTION

Mr. George F. Ritter
3922 N. Overlook Boulevard
Portland, Oregon 97227

PORTLAND
DEVELOPMENT COMMISSION

RE: CEMMIE LA VERNE PRUITT
Contract

Bob Walsh, Chr.
Elaine Cogan
Robert Ames
Dennis Lindsay

Dear Mr. Ritter:

Pursuant to the agreement reached in our office interview of April 14, 1975, we have enclosed an amendment of the above mentioned contract. Please complete and sign as required.

John B. Kenward
Executive Director

In completing the contract, the amount of \$1,200.00 should be entered at Line 1. The completed contract should be returned to us.

We also wish to remind you that we will need a Reconciliation of the Contract balance, to be shown on your Affidavit and the amount shown on the worksheets presented to us.

Your prompt attention to this matter will be appreciated.

Very truly yours,

Benjamin C. Webb
Chief, Relocation

BCW:s
Enc.

AMENDMENT TO CONTRACT OF SALE

AMENDMENT TO CONTRACT FOR SALE OF PROPERTY DESCRIBED AS HOUSE AND LOT, LOCATED AT 4205 NORTH MISSISSIPPI AVENUE, ALSO KNOWN AS LOT 7 OF BLOCK 11, OF MULTNOMAH ADDITION, MULTNOMAH COUNTY, STATE OF OREGON, ENTERED INTO ORIGINALLY ON MARCH 17, 1972 BETWEEN SELLER, GEORGE and LORETTA RITTER and BUYER, CEMMIE LA VERNE PRUITT LOCKETT.

THIS AMENDMENT TO CONTRACT, entered into as of this _____ day of _____, 1975, by and between GEORGE F. and LORETTA L. RITTER, husband and wife, hereinafter called "SELLER" and CEMMIE LA VERNE PRUITT LOCKETT, a single woman, hereinafter called "BUYER".

WITNESSETH THAT:

WHEREAS, Seller and Buyer have previously entered into a Contract dated March 17, 1972, WHEREBY, in consideration of mutual covenants and agreements contained therein, Seller agreed to sell unto Buyer and Buyer agreed to purchase from Seller, a house and lot located at 4205 NORTH MISSISSIPPI AVENUE, also known as Lot 7 of Block 11 of MULTNOMAH ADDITION, MULTNOMAH COUNTY, STATE OF OREGON; and,

WHEREAS, Seller and Buyer do now desire to enter into an Amendment to said Contract to provide for an additional payment on existing balance due and owing under said Contract and for a reduction in the amount of monthly installments payable under said Contract; now, THEREFORE, Seller and Buyer do mutually agree as follows:

1. Buyer agrees to pay to Seller, the additional sum of \$ 1200.00, on the existing balance due and owing on said Contract, upon the execution of this Amendment (the receipt of which additional sum is hereby acknowledged by the Seller).
2. Upon the execution of this Amendment, the amount of monthly installment payable by Buyer and paid to Seller, shall be reduced to SIXTY DOLLARS (\$60.00) per month, toward interest, principal and insurance, plus an amount equal to ONE TWELFTH (1/12) of the estimated annual real estate taxes. The Seller shall apply such additional sum to the principal balance monthly and pay the ad valorem taxes annually and debit the principal balance of the purchaser in that amount.
3. All other terms and conditions of the original Contract shall remain as provided therein, except as expressly modified hereby.

IN WITNESS WHEREOF, the parties hereto have executed this Amendment to Contract as of the date first above written.

BY:

George F. Ritter
SELLER

Loretta Lee Ritter
SELLER

BUYER



RECEIVED FROM

Crossman & Pruitt *Feb 1 1972*

the sum of Five Hundred Dollars (\$ 500)

In the form of (Cash) 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 & lot located at 4205 N. Miller Ave. also known as lot 7-Block 11 Multnomah Addition. The premises is subject to approval of P.D.C. including suggestions.

for the sum of Nine Thousand Dollars Dollars (\$ 9,000)

on the following terms, to-wit: The sum, hereinabove received for, of Five Hundred Dollars (\$ 500)

is (On owners acceptance) as additional earnest money, the sum of Four Thousand Dollars Dollars (\$ 4,000)

Upon acceptance of title and delivery of deed contract, the sum of Five Hundred Dollars (\$ 500)

Balance of Seven Thousand Dollars Dollars (\$ 7,000)

payable as follows: on contract payable at not less than ninety Dollars per month including taxes insurance and 7 1/2 interest

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; or in lieu of said title insurance policy, seller may furnish purchaser an abstract of title prepared by a reliable abstract company. 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 taxes and encumbrances except zoning ordinances, building and use restrictions, reservations in Federal patents, easements of record and...

All irrigation, plumbing and heating fixtures and equipment (including water and oil tanks but excluding fire place fixtures and equipment), water heaters, electric light fixtures, light bulbs and fluorescent lamps, bathroom fixtures, venetian blinds, drapery and curtain rods, window and door screens, storm doors and windows, attached linealms, attached television antenna, all shrubs and trees and all fixtures except...

and to be left upon the premises or part of the property purchased. The following personal property is also included as a part of the property for sale purchase price: Bleedie, Doree & Robin Dresses, curtains in J.O.R. D.C.

Seller and purchaser agree to pre-approve the taxes which are to be paid for the current tax year. Rent, interest, premiums for existing insurance and other matters shall be pro-rated on a calendar year basis. Adjustments are to be made on 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 CO-EQUALLY BETWEEN SELLER AND PURCHASER.

Possession of said premises is to be delivered to purchaser on or before February 19, 1972, 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 prevailing party shall be entitled to recover reasonable attorney's fees as allowed by the court.

Address: 1505 N. Thayer Yunally Penton
at 2-3825 Luella Dick

I hereby agree to purchase the property herein described by all the above conditions and to pay the sum of \$ 9000 as set forth above and agree to pay the same in accordance with the conditions herein, which shall not be subject to rescission. Said deed or contract to be in name of Crossman & Pruitt *Feb 1 1972*

Address: 2411 9th

Phone: 281-9000

I hereby agree and agree to pay the sum of Five Hundred Dollars and the price and conditions as set forth in above contract, and agree to execute all papers of title as above provided.

Address: 372 E. DOCK LOOKOUTS Logan F. Jones
Phone: 281-4007 2461 Home 5 7000

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.

DAIE: [Signature] Purchaser: Crossman & Pruitt Copy hereof showing Seller's signed acceptance and purchaser by registered mail to purchaser's above address (return receipt requested) or Return receipt card received and attached to broker's copy

1971

Mrs. Kemper (A.W.) — — — \$175.00
" Leitch (H.B. jr) — — — 657.00
" Petrusich (Agnes) — — — 384.00
" Wickenberg (W.O.) — — — 300.00
" Sheik (Roger) — — — 850.00
" Coit (W.H.) — — — 160.00
" Nelson (Ernest W.) — — — 268.00

\$2794

Cammie L. Pruitt Lockett

copy of Mrs Pruitt K.

LOT 7, BLOCK 11

MULTNOMAH

BOOK 846

PAGE 743

SN



THIS CONTRACT, Made this _____ day of _____, 1972, between
GEORGE E. AND LORETTA L. RITZER,
 HUSBAND AND WIFE, hereinafter called the seller,
 and **EMMAIE LAVERNE FRUITT LOCKET,** A SINGLE WOMAN
 hereinafter called the buyer,

WITNESSETH: That in consideration of the mutual covenants and agreements herein contained, the seller agrees to sell unto the buyer and the buyer agrees to purchase from the seller all of the following described lands and premises situated in **MULTNOMAH** County, State of **OREGON**, to-wit:

HOUSE AND LOT LOCATED AT 4705 NORTH MISSISSIPPI AVENUE ALSO KNOWN AS LOT 7 OF BLOCK 11 OF MULTNOMAH ADDITION, Multnomah County, State of Oregon

This agreement is hereby modified, as evidenced by initials of all the parties in the margin, to obligate the purchaser to remit to the seller in addition to the agreed to monthly installment for principal & interest an amount equal to one-twelfth the estimated annual taxes. The seller shall apply such additional sum to the principal balance monthly & pay the ad valorem taxes annually once debit the principal balance of the purchaser in that amount.

for the sum of **NINE THOUSAND** Dollars (\$ **9,000.00**) (hereinafter called the purchase price), on account of which **TWO THOUSAND** Dollars (\$ **2,000.00**) is paid on the execution hereof (the receipt of which is hereby acknowledged by the seller); the buyer agrees to pay the remainder of said purchase price (to-wit: \$ **7,000.00**) to the order of the seller in monthly payments of not less than **NINETY** Dollars (\$ **90.00**) each, **MONTH**

payable on the **20TH** day of each month hereafter beginning with the month of **APRIL**, 1972 and continuing until said purchase price is fully paid. All of said purchase price may be paid at any time; all deferred balances of said purchase price shall bear interest at the rate of **7 1/2** per cent per annum from **APRIL 20 1972** until paid, interest to be paid **MONTHLY** and * ^{in addition to} being included in the minimum monthly payments above required. Taxes on said premises for the current tax year shall be pro-rated between the parties hereto as of the date of this contract.

The buyer warrants to and covenants with the seller that the real property described in this contract is

(A) primarily for buyer's personal, family, household or agricultural purposes,

(B) ~~for the organization, formation, purchase, operation or commercial purpose other than agricultural purposes.~~

The buyer shall be entitled to possession of said lands on **CLOSING**, 19____, and may retain such possession so long as he is not in default under the terms of this contract. The buyer agrees that at all times he will keep the buildings on said premises, now or hereafter erected, in good condition and repair and will not suffer or permit any waste or strip thereof; that he will keep said premises free from mechanic's and all other liens and save the seller harmless therefrom and reimburse seller for all costs and attorney's fees incurred by him in defending against any such liens; that he will pay all taxes levied against said property, including all water rents, public charges and municipal liens which hereafter lawfully may be imposed upon said premises, all promptly before the same or any part thereof become past due; ~~that at buyer's expense, he will insure and keep insured all buildings now or hereafter erected on said premises against loss or damage by fire (with extended coverage) in an amount~~

not less than \$_____ in a company or companies satisfactory to the seller, with loss payable first to the seller and then to the buyer as their respective interests may appear and all policies of insurance to be delivered to the seller as soon as insured. Now if the buyer shall fail to pay any such liens, costs, water rents, taxes, or charges or to procure and pay for such insurance, the seller may do so and any payment so made shall be added to and become a part of the debt secured by this contract and shall bear interest at the rate aforesaid, without waiver, however, of any right arising to the seller for buyer's breach of contract.

The seller agrees that at his expense and within **10** days from the date hereof, he will furnish unto buyer a title insurance policy insuring (in an amount equal to said purchase price) marketable title in and to said premises in the seller on or subsequent to the date of this agreement, save and except the usual printed exceptions and the building and other restrictions and easements now of record, if any. Seller also agrees that when said purchase price is fully paid and upon request and upon surrender of this agreement, he will deliver a good and sufficient deed conveying said premises in fee simple unto the buyer, his heirs and assigns, free and clear of encumbrances as of the date hereof and free and clear of all encumbrances since said date placed, permitted or arising by, through or under seller, excepting, however, the said easements and restrictions and the taxes, municipal liens, water rents and public charges so assumed by the buyer and further excepting all liens and encumbrances created by the buyer or his assigns.

And it is understood and agreed between said parties that time is of the essence of this contract, and in case the buyer shall fail to make the payments above required, or any of them, punctually within ten days of the time limited therefor, or fail to keep any agreement herein contained, then the seller at his option shall have the following rights: (1) to declare this contract null and void, (2) to declare the whole unpaid principal balance of said purchase price with the interest thereon at once due and payable and/or (3) to foreclose this contract by suit in equity, and in any of such cases, all rights and interest created or then existing in favor of the buyer as against the seller hereunder shall utterly cease and determine and the right to the possession of the premises above described and all other rights acquired by the buyer hereunder shall revert to and revest in said seller without any act of re-entry, or any other act of said seller to be performed and without any right of the buyer of return, reclamation or compensation for moneys paid on account of the purchase of said property as absolutely, fully and perfectly as if this contract and such payments had never been made; and in case of such default all payments theretofore made on this contract are to be retained by and belong to said seller as the agreed and reasonable rent of said premises up to the time of such default. And the said seller, in case of such default, shall have the right immediately, or at any time thereafter, to enter upon the land aforesaid, without any process of law, and take immediate possession thereof, together with all the improvements and appurtenances thereon or there to belonging.

The buyer further agrees that failure by the seller at any time to require performance by the buyer of any provision hereof shall in no way affect his right hereunder to enforce the same, nor shall any waiver by said seller of any breach of any provision hereof be held to be a waiver of any succeeding breach of any such provision, or as a waiver of the provision itself.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ **9,000.00**. ^① However, the actual consideration consists of or includes other property or value given or promised which is ^{part of the} ~~the~~ whole consideration (indicate which) ^①

In case suit or action is instituted to foreclose this contract or to enforce any of the provisions hereof, the buyer agrees to pay such sum as the court may adjudge reasonable as attorney's fees to be allowed plaintiff in said suit or action and if an appeal is taken from any judgment or decree of the trial court, the buyer further promises to pay such sum as the appellate court shall adjudge reasonable as plaintiff's attorney's fees on such appeal.

In construing this contract, it is understood that the seller or the buyer may be more than one person; that if the context so requires, the singular pronoun shall be taken to mean and include the plural, the masculine, the feminine and the neuter, and that generally all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, said parties have executed this instrument in duplicate; if either of the undersigned is a corporation, it has caused its corporate name to be signed and its corporate seal affixed hereto by its officers duly authorized thereunto by order of its board of directors.

*IMPORTANT NOTICE: Delete, by lining out, whichever phrase and whichever warranty (A) or (B) is not applicable. If warranty (A) is applicable and if the seller is a creditor, as such word is defined in the Truth-in-Lending Act and Regulation Z, the seller MUST comply with the Act and Regulation by making required disclosures; for this purpose, use Stevens-Ness Form No. 1308 or similar unless the contract will become a first lien to finance the purchase of a dwelling in which event use Stevens-Ness Form No. 1307 or similar.

NOTE: The sentence between the symbols ①, if not applicable, should be deleted; see Oregon Revised Statutes, Section 93.030. (Notarial acknowledgment on reverse).

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. 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 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) Cemmie LaVerne Pruitt Lockett	Address (Include ZIP code) 4205 N. Mississippi Portland, Oregon 97217
--	---

2. IDENTIFICATION OF PROPERTY

a. Address or Legal Description 248 N. Ivy Portland, Oregon	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) A 3-12	

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)) (d)	AMOUNT APPROVED (e)
Escrow Fee	\$ 29.50	\$ 29.50	\$ 29.50	\$ 29.50
Recording Deed	4.00	4.00	4.00	4.00
Transaction Tax	9.90	9.90	9.90	9.90
TOTAL	\$ 43.40	\$ 43.40	\$ 43.40	\$ 43.40

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

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.

MARCH 16, 1972
Cemmie LaVerne Pruitt

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

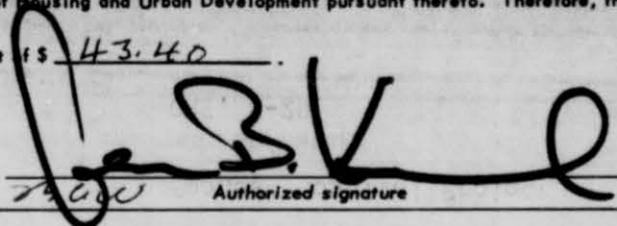
D. CERTIFICATION

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 \$ 43,400.

3-17-72

Date


Authorized signature

E. RECORD OF PAYMENT

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



Title Insurance Company of Oregon

425 S. W. Fourth Avenue / Portland, Oregon 97204
Phone 222-3651

WASHINGTON COUNTY OFFICE
12012 S. W. CANYON ROAD
BEAVERTON, OREGON 97005
646-8181

CLACKAMAS COUNTY OFFICE
112 - 11TH STREET
OREGON CITY, OREGON 97046
656-5243

EAST SIDE OFFICE
1380 S. E. 122ND AVENUE
PORTLAND, OREGON 97283
255-9103

title insurance
escrows

ESCROW NO. **500323**

ESCROW DEPARTMENT STATEMENT

Cammie LaVerne Pruitt Lockett

Ritter Transaction

March 13, 1972

DESCRIPTION	DEBITS		CREDITS	
	\$		\$	
Deposit				
Demand		9,000 00		
Title Insurance Policy				
Broker's Commission				
Escrow Fee one-half		29 50		
Taxes				
RECORDING				
Deed				
Contract Ritter to Lockett		4 00		
Trust Deed				
Mortgage				
Release of				
Taxes Prorated 3-15-72 to 7-1-72		31 49		
Insurance Prorated 3-15-72 to 2-22-73		19 21		
Fuel Prorated nil				
Rents Prorated nil				
Balance due on contract			7,000 00	
Transaction Tax		9 90		
Balance Due			2,094 10	
Balance—Our Check Herewith				
TOTAL		9,094 10	9,094 10	

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

Title Insurance Company of Oregon

BY.....

CONNIE McCREADY
COMMISSIONER
DEPARTMENT OF PUBLIC UTILITIES



CITY OF PORTLAND
OREGON

97204

March 10, 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. Chegwidden, Chief

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

Re: 4205 N. Mississippi Avenue

Attn: Mr. Chet Daniels

Dear Sirs:

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

Our inspection indicates the structures comply with City Housing Regulations at this time.

Yours truly,

C. N. CHRISTIANSEN
BUILDING INSPECTIONS DIRECTOR

S. J. Chegwidden
Chief Housing Inspector

CMC:ms

cc: Gunsolly Realty
1565 N. Shaver Street
Portland, Oregon 97212

COPY Rec 3/17/74

Form 1040

US Department of the Treasury / Internal Revenue Service Individual Income Tax Return

1972

For the year January 1-December 31, 1972, or other taxable year beginning 1972, ending 19

Personal information section including name (CECILIE L. PRUITT), social security number, address, and occupation (domestic).

Filing Status and Exemptions section. Filing status: Unmarried Head of Household. Exemptions: 6 Yourself (checked), 10 Total exemptions claimed (1).

Income section table with columns for description, amount, and tax. Line 11: 2404.00; Line 17: 2404.00.

Caution: If you have unearned income and you could be claimed as a dependent on your parent's return, see boxed instruction on page 7, under the heading "Tax-Credits-Payments." Check this block.

Tax, Payments and Credits section table. Line 18: 12.09; Line 22: 12.09.

Bal. Due or Refund section. Line 28: 12.09.

Foreign Accounts section. Question: Did you, at any time during the taxable year, have any interest in or signature or other authority over a bank, securities, or other financial account in a foreign country? Answer: No.

Note: Be sure to complete Revenue Sharing (lines 33 and 34) on next page.

Sign here section. Includes taxpayer signature, preparer signature (4/16/72), and date.

Write soc. sec. no. on Check or Money Order. Attach here

COPY

Schedules A&B—Itemized Deductions AND Dividend and Interest Income

(Form 1040)
Department of the Treasury
Internal Revenue Service

▶ Attach to Form 1040.

1972

Name(s) as shown on Form 1040

CEMIE L. PRUITT

Your social security number

Schedule A—Itemized Deductions (Schedule B on back)

Medical and dental expenses (not compensated by insurance or otherwise) for medicine and drugs, doctors, dentists, nurses, hospital care, insurance premiums for medical care, etc.

Contributions.—Cash—including checks, money orders, etc. (Itemize—see instructions on page 11 for examples.)

- 1 One half (but not more than \$150) of insurance premiums for medical care. (Be sure to include in line 10 below)
- 2 Medicine and drugs
- 3 Enter 1% of line 17, Form 1040
- 4 Subtract line 3 from line 2. Enter difference (if less than zero, enter zero)
- 5 Enter balance of insurance premiums for medical care not entered on line 1
- 6 Itemize other medical and dental expenses. Include hearing aids, dentures, eyeglasses, transportation, etc.

- 18 Total cash contributions
- 19 Other than cash (see instructions on page 12 for required statement). Enter total for such items here
- 20 Carryover from prior years
- 21 Total contributions (Add lines 18, 19, and 20. Enter here and on line 35, below.) ▶

NATIONAL HOME LIFE INSURANCE HOSPITAL *162 84*

- Interest expense.
- 22 Home mortgage
- 23 Installment purchases
- 24 Other (Itemize)

- 7 Total (add lines 4, 5, and 6)
- 8 Enter 3% of line 17, Form 1040
- 9 Subtract line 8 from line 7. Enter difference (if less than zero, enter zero)
- 10 Total deductible medical and dental expenses (Add lines 1 and 9. Enter here and on line 33, below.) ▶

- 25 Total interest expense (Add lines 22, 23 and 24. Enter here and on line 36, below.) ▶

- Taxes.
- 11 Real estate
 - 12 State and local gasoline (see gas tax tables)
 - 13 General sales (see sales tax tables)
 - 14 State and local income
 - 15 Personal property
 - 16 Other

- Casualty or theft loss(es)
See instructions on page 12. NOTE: If you had more than one casualty or theft loss occurrence, OMIT lines 26 through 29 and see page 12 of the instructions for guidance.
- 26 Loss before adjustments
- 27 Insurance reimbursement
- 28 \$100 limitation
- 29 Add lines 27 and 28
- 30 Casualty or theft loss. (Excess of line 26 over line 29. Enter here and on line 37, below.) ▶

- 17 Total taxes (Add lines 11 through 16. Enter here and on line 34, below.) ▶

- 31 Child and dependent care expenses from Form 2441. (Enter here and on line 38, below.) ▶
- Miscellaneous deductions for alimony, union dues, etc. (see instructions on page 13).

- 32 Total miscellaneous deductions (Enter here and on line 39, below.) ▶

Summary of Itemized Deductions

33 Total deductible medical and dental expenses (from line 10)	<i>40 72</i>
34 Total taxes (from line 17)	<i>286 14</i>
35 Total contributions (from line 21)	<i>30 00</i>
36 Total interest expense (from line 25)	<i>383 14</i>
37 Casualty and theft loss(es) (from line 30)	
38 Child and dependent care expenses (from line 31)	
39 Total miscellaneous deductions (from line 32)	
40 TOTAL ITEMIZED DEDUCTIONS. (Add lines 33 through 39. Enter here and on Form 1040, line 52.) . . . ▶	<i>790 00</i>

OREGON INDIVIDUAL INCOME TAX RETURN

COPY
FORM **40**
1972



DEPARTMENT OF REVENUE

For the year January 1-December 31, 1972,
or other taxable year beginning

Jan 1st, 1972 ending *Dec 31st*, 197*2*

DO NOT WRITE IN THIS SPACE

CODE	TAX	F & I	PAYMENT

YOU MUST ATTACH A COMPLETE COPY OF YOUR 1972 FEDERAL FORM 1040 AND SCHEDULES

PLEASE PRINT OR TYPE	Last Name PRUITT	Your first name and initial CECILLIE L	Your Social Security Number [REDACTED]	Your Occupation DOMESTIC
	Spouse's first name and initial, if joint return		Spouse's Social Security Number	Spouse's Occupation
	Home Address (Number and Street or Rural Route) 4205 N. MISSISSIPPI AVE.		County	
	City or Post Office PORTLAND	State ORE.	Zip Code 97217 MULTNOMAH	

File this return on or before
April 16, 1973

A Did you file an Oregon Income Tax return for 1971? Yes No. If Not, state reason:

B This return filed as: Full-year Resident (Begin on line 1)
 Part-year Resident from _____, 1972 to _____, 197 (Begin on line 36, page 2, and leave lines 1 through 7 blank)
 Nonresident

ATTACH WITHHOLDING FORM(S) HERE	Full-year residents only	1 Adjusted gross income from line 17, Federal Form 1040 or from line 14, Federal Form 1040A	1	2404	00
		2 Additions (from line 19, page 2, Oregon Form 40)	2		
		3 Total (add lines 1 and 2)	3	2404	00
		4 Subtractions (from line 29, page 2, Oregon Form 40)	4		
		5 (a) Itemized deductions from line 52(a) Federal Form 1040 or	5(a)	770	00
		(b) Standard deduction—13% of line 1 above (Maximum \$1,500 or \$750 married filing separate) (SEE INSTRUCTIONS, page 9)	5(b)		
		6 Multiply number of exemptions from line 10, Federal Form 1040 or 1040A by \$675	6	675	00
		7 Total (add lines 4, 5, and 6)	7	1465	00
		8 Oregon taxable income { Full-year residents subtract line 7 from line 3 part-year residents and nonresidents enter amount from line 55, page 2 }	8	939	00
		9 Tax (from graduated rate chart A or B below)	9	3	75
		10 Oregon income tax withheld (attach Forms W-2 or 99W)	10		
		11 Other credits (from line 35, page 2, Oregon Form 40)	11		
		12 Total credits (add lines 10 and 11)	12		
		13 If line 9 is larger than line 12, enter BALANCE TO PAY (Make check payable to Department of Revenue)	13	3	75
14 If line 12 is larger than line 9, enter overpayment TO BE REFUNDED (not more than line 10 plus line 30, Oregon Form 40)	14				

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief it is true, correct and complete. If prepared by a person other than taxpayer, his declaration is based on all information of which he has any knowledge.

SIGN HERE

Your signature _____ Date *4/14/73*

Signature of preparer other than taxpayer _____

Spouse's signature (if filing jointly, BOTH must sign even if only one had income) _____

Address _____

GRADUATED RATE CHART "A"		GRADUATED RATE CHART "B"	
Use only for single or separate return tax computation		Use for joint, head of household or surviving spouse return tax computation	
If the taxable income is:	The tax is:	If the taxable income is:	The tax is:
Not over \$500	4% of taxable income	Not over \$1,000	4% of taxable income
Over \$500 but not over \$1,000	\$20 plus 5% of the excess over \$500	Over \$1,000 but not over \$2,000	\$40 plus 5% of the excess over \$1,000
Over \$1,000 but not over \$2,000	\$45 plus 6% of the excess over \$1,000	Over \$2,000 but not over \$4,000	\$90 plus 6% of the excess over \$2,000
Over \$2,000 but not over \$3,000	\$105 plus 7% of the excess over \$2,000	Over \$4,000 but not over \$6,000	\$210 plus 7% of the excess over \$4,000
Over \$3,000 but not over \$4,000	\$175 plus 8% of the excess over \$3,000	Over \$6,000 but not over \$8,000	\$350 plus 8% of the excess over \$6,000
Over \$4,000 but not over \$5,000	\$255 plus 9% of the excess over \$4,000	Over \$8,000 but not over \$10,000	\$510 plus 9% of the excess over \$8,000
Over \$5,000	\$345 plus 10% of the excess over \$5,000	Over \$10,000	\$690 plus 10% of the excess over \$10,000

REFUND RETURNS TO: **REFUND P.O. BOX 700 SALEM, OREGON 97310**

MAIL ALL OTHERS TO: **DEPARTMENT OF REVENUE STATE OF OREGON SALEM, OREGON 97310**

March 20, 1972

Title Insurance Company
425 S. W. Fourth Avenue
Portland, Oregon 97204

Attention: Darlene Honey, Escrow Officer

Gentlemen:

Re: Camie LaVerne Pruitt Lockett
Escrow Account

Enclosed is our check for \$43.40, to pay settlement costs for
Mrs. Lockett as follows:

Escrow fee	\$29.50
Recording deed	4.00
Transaction tax	<u>9.90</u>
Total	\$43.40

The check has been endorsed in your favor by Mrs. Lockett.

Very truly yours,

Benjamin C. Webb
Chief of Relocation and
Property Management

BCW:ch
Enclosure

March 6, 1972

Mrs. Connie L. P. Lockett
248 N. Ivy
Portland, Oregon 97227

Dear Mrs. Lockett:

Enclosed is our Varrant No. 321 EH in the amount of \$1,800, representing a replacement housing payment with respect to your displacement from your present residence at 248 N. Ivy. This amount is to be applied toward the purchase of your replacement house at 4205 N. Mississippi.

Under HUD regulations we are required to show evidence that you actually have purchased and occupied the property at 4205 N. Mississippi. Will you, therefore, please supply us with a copy of the completed contract.

Thank you for your attention in this matter.

Very truly yours,

Director
Office of Relocation and
Property Management

PCV:ch
Enclosure

PORTLAND DEVELOPMENT COMMISSION

1700 S.W. FOURTH AVENUE
PORTLAND, OREGON 97201

Nº 29806 G

DATE March 17, 1978

PAY TO THE
ORDER OF

Cammie LaVerne Pruitt Lockett

\$43.40

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
		<p>Settlement costs incurred in transferring Parcel A3-12 to FDC....</p> <p style="text-align: right;">Escrow Fee \$29.50 Record Book 4.00 Transaction Tax 9.90</p>	\$43.40

Account Distribution

NO	TITLE		AMOUNT
E1501/01	Relo Payment	EH	\$43.40

AC

mlwa

PORTLAND DEVELOPMENT COMMISSION

1700 S.W. FOURTH AVENUE
 PORTLAND, OREGON 97201

N^o 321 EH

DATE March 3, 1972

PAY TO **Cammie LaVerne Pruitt Lockett**

\$1,800.00

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
		Reimbursement for RHP for Tenants per claim filed. From 248 N. Ivy.	
		Lump Sum Payment	\$1,800.00

Account Distribution

NO.	TITLE	(EH)	AMOUNT
E 1501	Relocation Payment (RHP)		\$1,800.00

JMS

March 29, 1972

Mrs. LaVerne Pruitt
4205 N. Mississippi
Portland, Oregon 97217

Dear Mrs. Pruitt:

We are enclosing our check, No. 29835 G, in the amount of \$19.00.

This represents your rent refund for the month of March.

Very truly yours,

Benjamin C. Webb
Chief of Relocation and
Property Management

BCW:ch
Enclosure

MEMORANDUM

March 27, 1972

TO: Bob Douglas
FROM: SLC
RE: Rent Refund - Emanuel R-20

Please make the following rent refund:

TO: Laverne Pruitt
4205 N. Mississippi
Portland, Oregon 97217

AMOUNT: \$ 19.00

FOR: Rent Refund
248 N. Ivy
Parcel A-4-4
Paid: \$47.50/mth.
Paid to: 4-1-72
Vacated: 3-18-72

E 1122
BJ

March 17, 1972

Mrs. Cammie L. P. Lockett
248 N. Ivy Street
Portland, Oregon 97227

Dear Mrs. Lockett:

Enclosed you will find our Warrant No. 336 EH in the amount of \$300, representing reimbursement for moving costs in connection with your displacement from 248 N. Ivy Street.

Also enclosed is our check No. 29806 G in the amount of \$43.40. This check represents reimbursement for settlement costs in connection with the sale of your property to the Portland Development Commission.

Very truly yours,

Benjamin C. Webb
Chief of Relocation and
Property Management

BCW:ch
Enclosures

March 16, 1972

Mrs. Camille L. P. Lockett
248 N. Ivy Street
Portland, Oregon 97227

Dear Mrs. Lockett:

Enclosed you will find our Warrant No. 335 EH in the amount
of \$200.00.

This represents a dislocation allowance under a hardship
situation.

Very truly yours,

Benjamin C. Voss
Chief of Relocation and
Property Management

BCL/ACJch
Enclosure

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

NAME, ADDRESS AND ZIP CODE OF LOCAL AGENCY PROJECT NAME (if applicable)
PORTLAND DEVELOPMENT COMMISSION EMANUEL HOSPITAL
1700 S.W. 4 AVE PORTLAND, ORE 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

CEMMIE L. P. LOCKETT

2. DATE(S) OF MOVE

3. DWELLING UNIT FROM WHICH YOU MOVED PARCEL NO. A 3-12

a. Address 248 N. IVY d. Number of rooms occupied (excluding bathrooms, hallways, and closets: 7
PORTLAND, OREGON

b. Apartment, Floor, or Room Number _____

c. Was it furnished with your own furniture? e. Date you moved into this address: 1960
 Yes No

4. DWELLING UNIT TO WHICH YOU MOVED

a. Address (include ZIP Code) 4205 c. Were household goods moved to or from storage? _____ Yes No
N. MISSISSIPPI ST
 b. Apartment, Floor, or Room Number _____

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>300.00</u>	
(Consult local agency)		Total \$ <u>500.00</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.

MARCH 10, 1972
Date

Cammie L. Pruitt Lockett
Signature of Claimant

PORTLAND DEVELOPMENT COMMISSION

1700 S.W. FOURTH AVENUE
 PORTLAND, OREGON 97201

N^o 335 EH

DATE March 15, 19 72

PAY TO **Cammie L. P. Lockett**

\$ **200.00**

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
		Reimbursement for relocation per claim filed from 248 N Ivy (Par. A3-12) to 4205 N Mississippi - Dislocation allow.	\$200.00

Account Distribution

NO.	TITLE		AMOUNT
E1501/01	Relo Payment Dislocation - Ind.	EH	\$200.00

AC

Wald

PORTLAND DEVELOPMENT COMMISSION

1700 S.W. FOURTH AVENUE
 PORTLAND, OREGON 97201

N^o 336 EH

DATE March 15, 1972

PAY TO **Connie L. P. Lockett**

\$300.00

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
		Reimbursement for relocation per claim filed from 248 N Ivy (A3-12) to 4205 N Mississippi - fixed payment	\$300.00

Account Distribution

NO.	TITLE		AMOUNT
E1501/01	Re lo Payment Fixed - Ind.	EH	\$300.00

CC

hus

PORTLAND DEVELOPMENT COMMISSION

1700 S.W. FOURTH AVENUE
PORTLAND, OREGON 97201

Nº 29835 G

DATE March 28, 1972

PAY TO THE
ORDER OF

Laverne Pruitt

\$19.00

DOLLARS

NON-NEGOTIABLE

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

Portland Development Commission • 224-4800

DETACH BEFORE DEPOSITING CHECK

DATE	INVOICE OR CONTRACT NOS.	DESCRIPTION	AMOUNT
		Rent refund, 248 N. Ivy (A-4-4). Paid to 4-1-72. Vacated 3-18-72.	\$19.00

Account Distribution

NO	TITLE	AMOUNT
E 1122	A/C Rec. - Tenants (EH)	\$19.00

BD

MEMORANDUM

Date May 30, 1974

TO: The File
FROM: BRB
SUBJECT: Laverne Pruitt

At the request of BCW to seek mortgage money for client in the hope of satisfying her existing contract and, therefore, lower her monthly payment, I contacted the following:

1. Benjamin Franklin Savings & Loan, Lloyd Center Branch, Don Warren, Manager, who stated they are not lending to anyone at this time. Depositors are investing in Treasury Bonds which pay a higher rate of interest, therefore lending money is tight.
2. Lomas and Nettleton, Lew Limebock, Manager, quoted no conventional loans are being made; they will loan on the Fanny Mae program only, with a minimum of \$20,000.
3. Columbia Mortgage, Ron Rudy, Manager, stated no mortgage money is available except FHA - VA.

BRB:ch

MEMORANDUM

Date May 7, 1974

TO: Laverne Pruitt File

FROM: Ben Webb

SUBJECT: Our Letter of April 30, 1974 to HUD, Requesting Permission
to Recompute the Relocation Payment

On this date I had a telephone call from Duane Patterson, Relocation Specialist, Portland Area HUD Office. He said that he had just received a telephone call from Kay Walker relative to the above matter. Kay said that we should check with the local banks on the situation and determine what the downpayment requirements would be in this situation, document the file to this effect, and then recompute the payment.

He said that he had asked Kay whether or not we needed a letter from her; Kay indicated that no letter was required; that we need only document our files.

BCW:ch

M E M O R A N D U M

April 14, 1975

TO: FILE
FROM: BCW
SUBJECT: REVISED CONTRACT - RITTER - PRUITT

On this date, Mr. Ritter came to the Main Office in response to our letter of April 9, 1975.

The purpose of the interview was to verify from his records, the amount and the application of payments on the above contract and to secure his signature on the amended contract.

Mr. Ritter said that his actual books were with his bookkeeper, who was preparing his Income Tax Return. The information supplied to us, appeared to be essentially correct, but there was approximately a \$101.00 difference, when we attempted to reconcile his balance with the balance that we arrived at, after considering all of the payments made by Mrs. Pruitt.

He promised to talk with his bookkeeper and get an explanation for the difference. With respect to the amended contract, he requested that we add language to the effect that Mrs. Pruitt would pay the taxes in addition to the \$60.00 per month payment on principal interest, taxes and insurance. This we agreed to do.



National School Studios, Inc.

DISTINCTIVE STYLING OF SCHOOL PHOTOGRAPHY

WYKS LOCKER

TAXES MISSISSIPPI

GEORGE (Bud) RITTER



2922 NORTH OVERLOOK BOULEVARD

PORTLAND, OREGON 97227

\$10.00 PER MONTH

		<u>PRINC.</u>	<u>INT.</u>
HOSE "72"	7000	46.25	43.75
MAY	6953.75	46.54	43.46
JUNE	6907.19	46.84	43.16
JULY	6860.35	47.13	42.87
AUG	6813.22	47.44	42.58
SEPT	6765.78	47.73	42.27
OCT	6718.05	48.02	41.98
NOV	6670.03	48.32	41.68
TAXES + 1/4	73.75 ✓		
DEC	6743.78	47.86	42.14
JAN "73"	6695.92.05	48.15	41.85
FEB	6647.77	48.45	41.55
TAXES 1/4	73.75 ✓		
	6721.52		
FIRE INS. 13mo	28.11 ✓		
	6749.63		
MAR	6701.18 6701.18	48.12 47.82	41.88 41.58
APRIL	6653.69 6653.69	48.42 48.12	41.58 41.28
MAY	6605.27 6605.27	48.72 48.42	41.28 40.98
+ 1/4 TAXES	73.75		
JUNE	6679.02 6679.02		
	6630.30	48.57	41.43



National School Studios, Inc.

DISTINCTIVE STYLING OF SCHOOL PHOTOGRAPHY

TAXES MISSISSIPPI

GEORGE (Bud) RITTER



3922 NORTH OVERLOOK BOULEVARD

PORTLAND, OREGON 97227

Month	Balance	Payments	Balance
"73"			
JULY	6581.73	48.87	41.13
AUG.	6532.86	49.17	4083
T $\frac{1}{4}$ TAXES	<u>173.75</u> ✓		
	6606.61		
SEPT	6557.44	49.02	4098
OCT	6508.42	49.33	4067
NOV	6459.09	49.64	4036
T $\frac{1}{4}$ TAXES	<u>70.72</u> ✓		
73-74	6529.81		
DEC	6480.17	49.50	4050

MISSISSIPPI

JAN "74"	6430.67	49.81	40.19
FEB	6380.86	50.12	39.88
TAXES QUARTER	+ 71.18 ✓		
MAR	6452.04		
	6401.92	49.99	40.01
APRIL	6351.93	50.31	39.69
MAY	6301.62	50.62	39.38
TAXES	+ 71.18 ✓		
JUNE	6272.80		
	6322.18	50.49	39.51
JULY	6271.69	50.81	39.19
AUG	6220.88	51.12	38.88
TAXES	71.18 ✓		
SEPT	6292.06		
	6240.94	51.00	39.00
OCT	6189.94	51.32	38.68
FIRE INS TO 2/75	25.92 ✓		
	<u>#6215.86</u>		
NOV	6164.70	51.48	38.52
	6162.25		
TAXES	+ 71.18 ✓		
	6235.88		
DEC	6184.40	51.35	38.65
	6183.45		
	"75"		
JAN	6133.05	51.67	38.33
FEB	6091.38 ✓	52.00	38.00
TAXES	73.44 - 6154.92	1724.18	1425.84

Pruitt

MEMORANDUM

May 27, 1971

TO: CET & BW
FROM: WSJ
SUBJECT: Emanuel Hospital Project - Summary of Relocation
Situation in Each Parcel With Signed Option to Date

VACANT PARCELS

RS-4-1 2629-39 N. Williams Avenue
A-3-14 241 N. Fargo

BUSINESSES

Wallace Building Wreckers
Parcel # RS-3-9
(Tenant)

This company, a demolition contractor, maintains an office outside the project area and uses the building in the project as a warehouse and retail outlet for material salvaged from its wrecking operations. The owner of the business, Mr. D. E. Wallace, has indicated that this operation in the project is not of major concern to him and seems unworried about the prospects of moving. This company has low requirements for a replacement building, being interested mainly in just a place to keep used materials and should present no real difficulty in relocating.

Wallace Building Wreckers is currently on PDC's bid mailing list for demolition jobs.

Western Food Equipment Company
Parcel # A-4-1
(Tenant)

This company is a warehousing wholesale distributor and manufacturer's representative for food and dairy equipment. WSJ has been in close contact with this business since January 1970. The company recently purchased land at 181st and N.E. San Rafael in the Rockwood Industrial area across the street from the present John Deere Tractor plant.

Western Food Equipment Co. (continued)

A new building, of possibly twice the size of present facilities, will be constructed on this site. The company has been placed in contact with Mr. Clyde Sanders of SBA and will most likely be receiving assistance through a displaced business loan. The relocation of this company will mainly be dependent on the construction schedule of the new building.

HOUSEHOLDS - (Assigned to Jim Crolley)

HART, John H.
3141 N. Gantenbein
Parcel # R-9-2

Mr. and Mrs. John Hart, black, is retired and on disability. They have lived in this house for three years. Mr. Hart is 59 and Mrs. Hart is 51. They have six children, ages 17 - 6. Their income includes Social Security, Disability, Social Security for minor dependents and Welfare.

The Hart's have purchased a home at 3318 N. Missouri, part of the family lives there and part lives in the other house. The house they purchased has not been inspected by the City. If it does not pass inspection there is a possibility they will purchase another house. They are to receive \$5,500.00 for their home plus RHP. Relocation benefits will cover their moving expense in full. It appears that all details can be worked out as soon as they are ready to proceed

PACE, Theodore P.
3217 N. Vancouver Avenue
Parcel # A-3-20

Mr. and Mrs. Pace are black and have lived in this house for nineteen years. Mr. Pace is 71, Mrs. Pace around 68. He is retired and receives Social Security and she does occasional domestic work. They are foster parents for two teenage boys, Alfred Anthony 18 and Robert E. Lee 16, both white and attend public school.

Mr. and Mrs. Pace plan to purchase a house at 3416 N.E. 14th. An inspection by the City has been made. There are three minor sub-standard conditions to be corrected. They are; safety handrail to second story, approved pressure relief valve and drainpipe, and heating facilities to fourth bedroom on second story. They are receiving \$6,500.00 for their home plus have applied for an additional \$600.00 because of reappraisal due to some improvements. Relocation benefits will cover their moving expense in full and they will be able to pay cash for their new home, which is \$9,500.00, as he will receive \$5,000.00 on RHP.

HOUSEHOLDS - Assigned to Jim Crolley (continued)

MALONE, Cherry A.
3303 N. Vancouver
Parcel #A-4-13

Cherry Malone is single, 40 years old, black, mother of two children. She does sewing and odd jobs and states her income is approximately \$200.00 per month. She has about \$3,000.00 equity in her home in the project.

Mrs. Malone is presently in the hospital and will be unable to move immediately. She has signed an earnest money agreement for a \$16,300 house at N.E. 12th and Falling. Under the old regulations Mrs. Malone would receive a \$5,000 Replacement Housing Payment, however, by the time she is ready to move we should be operating under the new regulations and that payment could be increased to \$9,171.00. She may be able to use the balance of the purchase price on a FHA 235 Loan. Mrs. Malone's moving costs will be covered by the relocation benefits for moving expenses.

MONTAGUE, Charles
319 N. Fargo
Parcel #R-8-10

Mr. Montague is a single, white, 75 year old home owner. He moved into his home in the project area 10 years ago after being displaced from the South Auditorium Urban Renewal Project. He receives \$171.40 per month from Social Security.

Mr. Montague is purchasing a home at N.E. 10th and Shaver which appears to be standard. (A City inspection has been ordered but not completed). He is receiving \$6,500.00 for his house in the project, and is paying \$6,750.00 for his new home. Relocation benefits will cover his moving costs in full and he will be able to pay cash for his new home as he will receive a \$9,046.00 RHP. There appears to be no problems with this case. Mr. Montague is satisfied with his new home and will suffer no financial loss because of his displacement.

HOUSEHOLDS - (Assigned to Chet Daniels)

TURNER, Queen E.
260 N. Ivy
Parcel #A-4-4

Mrs. Turner, age 45, black, is a tenant. She has lived at this address for two years. She would like to buy if possible. Has a roomer, one man, 56 years old. Mrs. Turner has an income of about \$300.00, the roomer earns about \$500.00. They are both friendly and receptive.

HOUSEHOLDS - (Assigned to Chet Daniels) - continuedPRUITT, Laverne

248 N. Ivy
Parcel #A-4-4

We have very little information on Mrs. Pruitt. She was a member of EDPA and refused to give information during the survey. A hostile person.

YARBOROUGH, Bobbie M.

252 N. Ivy
Parcel #A-4-4

Mrs. Yarborough is a tenant and has lived on site for 12 years. Income consists of old age pension, \$105.00 per month. She would like to get a two bedroom house. Her present rent is \$47.50 per month. Very much against small apartment, wants to keep her furniture. She has been brainwashed by landlord into believing nothing will happen and that no sale is forthcoming. She has consented to go out and look for new place.

FISCHMAN, Steven

553 N. Knott
Parcel #E-2-7

Mr. and Mrs. Fischman are tenants at this address. He is a student and she works for Bonneville. She earns about \$500.00 per month. They would like to buy a house if possible.

BATES, Billy

3320 N. Gantenbein
Parcel #A-4-6

Mr. Bates a 36 year old black man with two teenage sons. He would like to buy a house if possible, but would take a two bedroom apartment. He has lived in the area less than one year and when relocated would prefer to move closer to Pendleton Woolen Mills, his place of employment.

YOUNG, Dave

248 N. Cook
Parcel #A-3-7

Mr. Young, a single 62 year old black man, is presently employed earning \$640.00 per month. He plans to retire after his home is purchased by PDC and move into an apartment. He is presently making application for a one bedroom "rent supplement" apartment. This will enable him to pay rent based on 25% of his income when he retires and to retain the \$5,000.00 price paid for his home in the project. His moving costs will be covered by relocation payments.

HOUSEHOLDS - (Assigned to Chat Daniels) - continued

CLARK, Ray E.
2649 N. Commercial Ct.
Parcel #E-3-6

Mr. Clark is 22 years old. Moved on site April 24th. He is working and earning about \$85.00 per week from Bob Pederson of Pick-Up Parts on N.E. Cully. The living condition and housekeeping of their present apartment is very bad. Need two bedroom apartment. Will qualify for public housing or low income rental.

GRANVILLE, Verta
2653 N. Commercial Ct.

Has lived on site since March 1971. Mrs. Granville has two children. They live in four room apartment with bath. She is expecting another baby soon. She is on Welfare and receives \$165.00 per month. Wants to move to HAP housing.

MEMORANDUM

Date September 27, 1971

TO: The File - Mrs. L. Pruitt
FROM: Benjamin C. Webb
SUBJECT: Relocation Benefits

On or about September 22, 1971 Mrs. Pruitt and her son, Harvey Lockett, who works for Model Cities, reported to the central office to discuss Mrs. Pruitt's relocation benefits. We had previously met with Mrs. Pruitt and Legal Aid to discuss her benefits.

We tried to interest client in a HAP leased house. She said that she wanted nothing less than a three-bedroom. She now lives in a 4-bedroom house. Mrs. Pruitt is now a single, non-elderly individual, but she would qualify for HAP housing because she is a displacee. However, HAP would not qualify her for a three-bedroom. Harvey said that when school starts he will change his residence to her house; however, he will be going to school in Eugene and will live at home only when not at school.

Mrs. Pruitt wants to buy but will be handicapped by her low income. We checked with Helen Benjamin at HUD to see whether or not a single non-elderly displacee could qualify for a 235 loan. Helen said that she could qualify for a one-bedroom; however, if Harvey moves in with her, she could qualify for a two-bedroom. About the best that we could do for her on a 235 would be to qualify her for a two-bedroom with a den, and this only if Harvey moves in.

NOTE: Helen Benjamin said that for this purpose a bedroom must be a room of adequate size, with a closet, a door opening into a common hallway, and ventilation.

Mrs. Pruitt's description of what she wants is attached. She wants to live east of 20th or 25th Avenue in the northeast part of town.

Mrs. Pruitt promised to look on her own. They did not want our help at this time. We explained the RHP for tenants.

BCW:ch

MRS. PRUITT

2 B Bedroom Hall - Livingroom with a fireplace. Dining room separate from Kitchen - Kitchen large enough for equipment to properly (fit in.)

• Adequate wiring for planned appli-

ances - Plenty of electrical outlets.

What is the cost of the heating?

• Heating System: (Gas) Cooking: (Gas)

Adequate closet space in each bedroom

N.E. cost of 20 or 25

• Near a Church - Transportation
Line and Shopping area

• 3 Bedroom House with base-
ment and garage. Space for
flower and vegetable garden
fenced in!

• Don't want any small rooms

April 30, 1974

Mr. Russell H. Dawson
Area Director
Department of Housing and Urban Development
520 S. W. Sixth Avenue
Portland, Oregon 97204

Attention: Mr. Duane Patterson, Relocation Specialist

Dear Mr. Dawson:

Subject: Request for Permission to Recompute the Payments Authorized
Under the Provisions of Section 204(2), P.L. 91-646

Under the provisions of the above-mentioned section of the Uniform Relocation Act, persons displaced by certain Federally-funded and Federally-assisted projects are eligible to receive a relocation payment to assist in the development of a replacement dwelling. The guidelines stipulate that the amount of the payment is limited to the lesser of the amount required for a downpayment on a conventional loan for a comparable dwelling, or \$4,000.

In early March, 1972, Mrs. Laverna Pruitt was displaced by the Emanuel Hospital Project. Mrs. Pruitt indicated to us that it had always been her desire to own her own home and that she wanted to take this occasion to purchase. Mrs. Pruitt's sole income is from domestic service. Her average income is approximately \$200 per month. She had selected a well-maintained, properly priced home that sold for \$9,000. The required downpayment for a conventional loan would be 20 percent of the purchase price, or \$1,800. Mrs. Pruitt's monthly payment of \$90 on her new home was too high for her monthly income of \$200. Because her income was so low and her monthly payments would be approximately \$90, we were unable to get a mortgage. However, the seller of the property was willing to take back a contract. We suggested to Mrs. Pruitt that a \$90 monthly payment was much too high; however, she insisted that she wanted to purchase, and we could not interest her in anything else.

It had originally been understood that the \$90 payments would include principal, interest, taxes and insurance. Mrs. Pruitt dutifully made the \$90 payment each and every month since March of 1972 to the present. However,

Mr. Russell H. Bowen
Page 2
April 30, 1974

the owner has now pointed out that the contract, as written, stipulated that taxes would be in addition to the \$90 and is asking for the additional amount to be paid, even though Mrs. Pruitt will qualify for property tax relief at the end of the year which would probably equal the full amount of the taxes paid. The demand for this additional payment each month has placed Mrs. Pruitt in a very precarious position, and she is doubtful that she can make such a large payment. Mrs. Pruitt has, therefore, asked us to review her file to see if she may be entitled to any additional assistance. After a careful review of the file, we suspect that we may have made a mistake in computing the original payment of \$1,000. The basic guideline that we used in the original computation is Relocation Handbook Circular 1971.1, Chapter 6, Section 4, paragraph 5B. b. (1), which reads as follows:

"The amount of the payment may not exceed the amount that would be required for a conventional loan. However, if that amount is less than the amount required of the claimant for a downpayment on a dwelling financed by other than a conventional loan, the amount of the payment will be subject to prior HUD approval. To obtain HUD approval, the local agency shall submit a copy of the claim and supporting documentation to the HUD Area Office, together with any other pertinent data."

The reading of this paragraph suggested to us that the only justification for making a larger downpayment would be the inability to finance the property with the normal downpayment. Whereas it was true that mortgage companies were unwilling to take a mortgage at the normal downpayment because of the size of Mrs. Pruitt's income, the seller of the property was willing to take back a contract and we felt locked in by this fact.

We were further strengthened in our conviction by the language of the above-mentioned Handbook, Appendix 5, paragraph 7, which reads in part:

"There may also be cases (e.g., in a sale by land contract, or where the purchaser is unable to pay a downpayment) in which the contractual downpayment will be less than the downpayment that the displaced person is actually required to pay in order to make the purchase. In such a case, the agency must first assure itself that the claimant is unable to secure more equitable terms through another source. If not, the displaced person would be entitled to a '204(2) downpayment' equal to the amount he is actually required to pay as a downpayment plus incidental expenses (subject, of course, to the \$4,000 limit and the matching requirement) but the agency must first seek HUD concurrence in making this larger payment."

Mr. Russell H. Denton
Page 3
April 30, 1974

It was not until we read the language of the HUD Circular A-103 that we began to doubt our understanding of the above-mentioned paragraphs. Under the provisions of paragraph 5.2 f. of the Circular, a comparable dwelling is a dwelling that, among other things, is within the financial means of the displaced family or individual. Paragraph 11.3 e. of Circular A-103 says that a financial means test is required by paragraph 5.2 f. by the following language:

"Financial means. For the purpose of determining financial means of families and individuals in accordance with Section 205(c) (3), a financial means test (ability to pay) must be made to satisfy the requirements set forth in paragraph 5.2 f. of the Guidelines. In order to meet a financial means test, a determination should be made as to the displaced person's ability to afford the replacement dwelling. In making this determination, the average monthly rental or housing cost (e.g., monthly mortgage payments, insurance for the dwelling unit, property taxes and other reasonable recurring related expenses) which the displaced person will be required to pay, in general, should not exceed 25 percent of the monthly gross income or the present ratio of housing payment to the income of the displaced family or individual, including supplemental payments made by public agencies. The regulation of each Federal agency may provide for determinations that 25 percent of monthly gross income for housing costs or the present ratio of housing payment to the individual income is or is not excessive to the other needs of the displaced family or individual, such as food, clothing, child care, medical expenses, etc. In those cases, the head of the Federal agency shall establish criteria for determining the financial means of the displaced family or individual."

Furthermore, paragraph 5.2 h. of the Circular says that, "if housing meeting the requirements of paragraph 5.2 is not available on the market, the head of the displaced family, upon a proper finding of the need therefor, should consider housing meeting these requirements."

We are now of the opinion that we erred in not considering a financial means test in Mrs. Pruitt's case. There is not housing on the market that is decent, safe and sanitary within Mrs. Pruitt's financial means. It, therefore, appears to us that the above-mentioned paragraph 5.2. h. would authorize us to make a larger payment in Mrs. Pruitt's case, with your approval. By this letter, we therefore request approval to increase the demopment sufficiently

Mr. Russell H. Dawson
Page 4
April 30, 1974

to bring the monthly payments within her financial means, subject, of course,
to the statutory limitations and the matching requirements.

If you require any additional information, please let us know.

Very truly yours,

Benjamin C. Webb
Chief, Relocation

BQ/ch

April 16, 1975

Mr. George F. Ritter
3922 N. Overlook Boulevard
Portland, Oregon 97227

RE: CENNIE LA VERNE FRUITT
Contract

Dear Mr. Ritter:

Pursuant to the agreement reached in our office interview of April 14, 1975, we have enclosed an amendment of the above mentioned contract. Please complete and sign as required.

In completing the contract, the amount of \$1,200.00 should be entered at Line 1. The completed contract should be returned to us.

We also wish to remind you that we will need a Reconciliation of the Contract balance, to be shown on your Affidavit and the amount shown on the worksheets presented to us.

Your prompt attention to this matter will be appreciated.

Very truly yours,

Benjamin E. Webb
Chief, Reconciliation

April 9, 1975

Mr. George F. Ritter
3922 N. Overlook Boulevard
Portland, Oregon 97227

RE: Connie LaVerne Pruitt Contract

Dear Mr. Ritter:

We have your letter of March 31, 1975, as well as your signed Affidavit to affirm the outstanding balance of the above mentioned Contract. However, there are certain arithmetic calculations on the Affidavit that are unclear to us.

In addition, the Amendment to Contract of Sale, submitted to your Attorney, Mr. Roger E. Trappeser, with the above mentioned Affidavit, by our letter of January 21, 1975 was not completed.

Therefore, I have, on several occasions, attempted to telephone you at 281-2451. When all efforts to contact you at this number failed, I checked with the Telephone Company and was informed that this was not a working number. I have since made two visits to your home, but have not succeeded in gaining an audience.

It does not appear that the arithmetical questions are unreasonable. However, I do feel that it will be necessary that we arrange a meeting for some face to face discussions.

Therefore, I request that you telephone me at 221-4222, Extension 230 for the purpose of arranging an interview.

Your prompt attention to this matter, will be appreciated.

Very truly yours,

PORTLAND DEVELOPMENT COMMISSION

Benjamin C. Webb, Chief Relocation

BCV:s

March 31, 1975

Dear Mr. Webb

I have not heard from anyone concerning my contract with Mrs. Fockett (Smith) in regards to a change of balance by bulk payment and reduced monthly payments, by Mrs. Fockett.

Could you please advise me of our situation at this time, so that I might know, what I need do, to set the contract's terms, as they should be.

Regards,
George Ritter

RECEIVED

APR 7 1975

PORTLAND DEVELOPMENT COMMISSION

4/27/75

AFFIDAVIT

TO AFFIRM THE OUTSTANDING BALANCE OF A CONTRACT

State of Oregon)
) ss.
County of Multnomah)

Be it known that on the 24th day of February,
1975, before me, George F. Ritter, a notary public in and
for the County and State aforesaid, residing in the City of Portland, in
said County, duly commissioned and sworn, and by law authorized to admin-
ister oaths and affirmations, personally appeared George F. Ritter of the
City of Portland, in said County and State aforesaid, and being by me first
duly sworn upon his oath deposes and says: That he and his wife, Loretta
Ritter, are parties to a contract entered into on March 17, 1972 for sale
of property described as house and lot, located at 4205 North Mississippi
Avenue, also known as Lot 7 of Block 11 of Multnomah Addition, Multnomah
County, State of Oregon, between George and Loretta Ritter, as seller, and
Cemie LaVerne Pruitt Lockett, as buyer.

Said George F. Ritter further deposes and says that the original
amount of principal under the contract was \$7,000 and that a total amount
of \$ 3150.00 has been received by him from or on behalf of said
Cemie LaVerne Pruitt Lockett as of 20 February 1975, which total

amount has been applied against said original amount of principal as follows:

Interest	\$ <u>1,125.82</u>	
Taxes	\$ <u>723.88</u>	
Other Expense (Insurance)	\$ <u>51.03</u>	
Principal	\$ <u>1,721.18</u>	
Total Payments Received		\$ <u>2,150.00</u> (3,927.91)
Original Contract		\$ 7,000.00
Less Amount Applied to Principal		\$ <u>1,721.18</u>
Balance of Contract		\$ <u>5,275.82</u>
Plus Taxes and Insurance noted above		<u>777.91</u>
Balance owing on Contract		\$ <u>6,053.73</u>

George F. Ritter
GEORGE F. RITTER

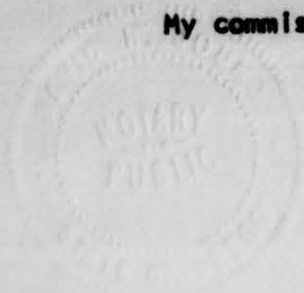
Subscribed and sworn to before me

this 21st day of February, 1975

Notary Public in and for the County of Multnomah, State of
Oregon, and by law authorized to administer oaths and
affirmations.

David H. Low

My commission expires the 16th day of May, 1978.



2/27/75

AMENDMENT TO CONTRACT FOR SALE OF PROPERTY DESCRIBED AS HOUSE AND LOT, LOCATED AT 4205 NORTH MISSISSIPPI AVENUE, ALSO KNOWN AS LOT 7 OF BLOCK 11 OF MULTNOMAH ADDITION, MULTNOMAH COUNTY, STATE OF OREGON, ENTERED INTO ORIGINALLY ON MARCH 17, 1972 BETWEEN SELLER GEORGE AND LORETTA RITTER AND BUYER CEMMIE LAVERNE PRUITT LOCKETT

THIS AMENDMENT TO CONTRACT, entered into as of this _____ day of _____, 1974, by and between GEORGE F. and LORETTA L. RITTER, husband and wife, hereinafter called "Seller", and CEMMIE LA VERNE PRUITT LOCKETT, a single woman, hereinafter called "Buyer".

WITNESSETH THAT:

WHEREAS, Seller and Buyer have previously entered into a Contract dated March 17, 1972, whereby, in consideration of mutual covenants and agreements contained therein, Seller agreed to sell unto Buyer and Buyer agreed to purchase from Seller a house and lot located at 4205 North Mississippi Avenue, also known as Lot 7 of Block 11 of Multnomah Addition, Multnomah County, State of Oregon; and,

WHEREAS, Seller and Buyer do now desire to enter into an Amendment to said Contract to provide for an additional payment on existing balance due and owing under said Contract, and for a reduction in the amount of monthly installment payable under said Contract; now, therefore, Seller and Buyer do mutually agree as follows:

1. Buyer agrees to pay to Seller the additional sum of _____ on the existing balance due and owing on said Contract upon execution of this Amendment (the receipt of which additional sum is hereby acknowledged by the Seller).

2. The amount of the monthly installment payable by Buyer to Seller shall be reduced to Sixty Dollars (\$60.00) per month upon execution of this Amendment.

3. All other terms and conditions of the original Contract shall remain as provided therein except as expressly modified hereby.

IN WITNESS WHEREOF, the parties hereto have executed this Amendment to Contract as of the date first above written.

By _____
Seller

Seller

Buyer

RECEIVED

Feb. 13, 1975

Portland Development Comm.
Attn. Mr. Webb
Ritter_-- Pruitt Contract

FEB 19 1975

PORTLAND DEVELOPMENT COMMISSION

Dear Mr. Webb,

I have discussed the amendment to our Ritter-Pruitt contract with both Mr. Tragesser and Mrs. Burns, Relocation advisor. Until I spoke with Mrs. Burns, I was not aware of the actual amount of the additional payment. I was advised that it would be \$2000.00. This would leave a balance of approximately \$4150.00, payable at \$60.00 per month.

I must look ahead to the period of time required to satisfy the contract. If the \$60.00 per month is to include principal, int., and taxes and insurance, there is no way that I could accept this amendment. The simple truth is that a mere \$85.00 to \$90.00 would be going towards the principal, leaving myself and Mrs. Pruitt with a seemingly eternal contract. In the event taxes or insurance were to increase to any extent at all we would have a situation of possibly not enough being paid monthly to keep even.

I want to help Mr. Pruitt but I am not financially able to carry a contract such as this. I will have to ask that one of these options be considered.

- 1) that \$4000.00 be paid on the contract and \$60.00 per month which will include principal, int, taxes and insurance and any refund from property taxes will be applied toward the balance.
- 2) that \$2000.00 be paid and \$60.00 monthly to apply to principal, int, and insurance, taxes to be paid 1/12 each month in addition to principal and int.
- 3) that the contract remain as is, with the exception that the taxes are to be paid as set forth in contract, in addition to princ., int., at 1/12 each month, with any additional above years tax going to balance.

Sincerely,

George F. Ritter
George F. Ritter

1800⁰⁰
12
3000⁰⁰

January 31, 1975

Mr. and Mrs. George Ritter
3922 N. Overlook Blvd.
Portland, Oregon 97227

Dear Mr. and Mrs. Ritter:

Re: Ritter-Pruitt
Contract of Sale

You will find enclosed an Amendment to Contract and an Affidavit to Affirm the Outstanding Balance of Contract, both of which have been approved by your attorney, Roger Tragesaar.

It is the desire of the Portland Development Commission to finalize this case expediently; therefore, your prompt attention will be appreciated.

Thank you for your cooperation, and should you wish to discuss the enclosed documents, Mr. Tragesaar suggests you contact us directly.

Very truly yours,

Betty R. Burns
Relocation Advisor

BRL:ch
Encs.

RECEIVED

JAN 31 1975

PORTLAND DEVELOPMENT COMMISSION

LOVETT, STINER & FASANO, P.C.

LAWYERS

1015 OREGON NATIONAL BUILDING

610 S.W. ALDER STREET - 222-1331

PORTLAND, OREGON 97205

January 30, 1975

TELEPHONE
222-1331

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

Attn: Betty R. Burns
Relocation Advisor

Re: Ritter-Pruitt
Contract of Sale

Dear Ms. Burns:

I am returning the Affidavit and the Amendment to the Contract and approve it as to form. You have my permission to contact my client directly to conclude the matter.

Very truly yours,

Roger C. Tragesser

Roger C. Tragesser

RCT/pf
Enclosures.

Per: [Signature]

January 21, 1975

Mr. Roger C. Tragesser
Attorney at Law
610 S. W. Alder
Portland, Oregon 97205

Dear Mr. Tragesser:

Re: Ritter-Fruitt
Contract of Sale

In compliance with your request, I have enclosed an Amendment to Contract and an Affidavit to Confirm the Outstanding Balance of Contract, both to be executed by the above-named parties providing these documents meet with your approval.

The Portland Development Commission has every desire to finalize this case expediently; therefore, your prompt attention will be appreciated. You will also find enclosed a self-addressed, stamped envelope for your convenience in returning the documents.

Thank you for your cooperation. Should you wish to discuss the enclosed documents, please feel free to call.

Very truly yours,

Betsy R. Burns
Secretary

BRS:ch
Encs.

AFFIDAVIT

TO AFFIRM THE OUTSTANDING BALANCE OF A CONTRACT

State of Oregon)
) ss.
County of Multnomah)

Be it known that on the _____ day of _____, 1975, before me, _____, a notary public in and for the County and State aforesaid, residing in the City of Portland, in said County, duly commissioned and sworn, and by law authorized to administer oaths and affirmations, personally appeared George F. Ritter of the City of Portland, in said County and State aforesaid, and being by me first duly sworn upon his oath deposes and says: That he and his wife, Loretta Ritter, are parties to a contract entered into on March 17, 1972 for sale of property described as house and lot, located at 4202 North Mississippi Avenue, also known as Lot 7 of Block 11 of Multnomah Addition, Multnomah County, State of Oregon, between George and Loretta Ritter, as seller, and Camie LaVerne Pruitt Lockett, as buyer.

Said George F. Ritter further deposes and says that the original amount of principal under the contract was \$7,000 and that a total amount of \$ _____ has been received by him from or on behalf of said Camie LaVerne Pruitt Lockett as of _____, which total

amount has been applied against said original amount of principal as follows:

Interest	\$ _____	
Taxes	\$ _____	
Other Expense	\$ _____	
Principal	\$ _____	
Total Payments Received		\$ _____
Original Contract		\$ 7,000.00
Less Amount Applied to Principal		\$ _____
Balance of Contract		\$ _____

GEORGE F. RITTER

Subscribed and sworn to before me

this _____ day of _____, 1975

Notary Public in and for the County of _____, State of

_____ and by law authorized to administer oaths and affirmations.

My commission expires the _____ day of _____, 19____.

December 14, 1971

Mrs. LaVern Pruitt
248 N. Ivy
Portland, Oregon 97227

Dear Mrs. Pruitt:

We wish to inform you that the Portland Development Commission does not intend to maintain the building which you occupy at 248 N. Ivy after January 30, 1972. You have received a notice, dated June 22, 1971, which requires that you vacate your facility by September 30, 1971. Because negotiations are now being formulated to demolish the above structure, we must require that you move no later than January 30, 1972.

Please contact your relocation advisor, Mr. J. H. [Name], at [Address] for further information regarding this matter. We are sorry that we cannot provide you with a more favorable relocation package.

Very truly yours,

J. H. [Name]
Relocation Specialist

September 27, 1971

The File - Mrs. L. Pruitt

Benjamin C. Webb

Relocation Benefits

On or about September 22, 1971 Mrs. Pruitt and her son, Harvey Lockett, who works for Model Cities, reported to the central office to discuss Mrs. Pruitt's relocation benefits. We had previously met with Mrs. Pruitt and Legal Aid to discuss her benefits.

We tried to interest client in a NAP leased house. She said that she wanted nothing less than a three-bedroom. She now lives in a 4-bedroom house. Mrs. Pruitt is now a single, non-elderly individual, but she would qualify for NAP housing because she is a displaced. However, NAP would not qualify her for a three-bedroom. Harvey said that when school starts he will change his residence to her house; however, he will be going to school in Eugene and will live at home only when not at school.

Mrs. Pruitt wants to buy but will be handicapped by her low income. We checked with Helen Benjamin at HUD to see whether or not a single non-elderly displaced could qualify for a 235 loan. Helen said that she could qualify for a one-bedroom; however, if Harvey moves in with her, she could qualify for a two-bedroom. About the best that we could do for her on a 235 would be to qualify her for a two-bedroom with a den, and this only if Harvey moves in.

NOTE: Helen Benjamin said that for this purpose a bedroom must be a room of adequate size, with a closet, a door opening into a common hallway, and ventilation.

Mrs. Pruitt said that she would like to live in a house with an attached garage. She would like to live east of 20th or 22nd Avenue in the northeast part of town.

Mrs. Pruitt promised to look on her own. They did not want our help at this time. We explained the RHP for tenants.

BCW:ch

PLACE IN FILE

LEGAL AID SERVICE
MULTNOMAH BAR ASSOCIATION
ALBINA OFFICE

517 N. E. KILLINGSWORTH - 288-6746 - PORTLAND, OREGON 97211

CHARLES J. MERTEN
DIRECTOR

July 9 1971
RECEIVED

JUL 12 1971

PORTLAND DEVELOPMENT COMMISSION

EX. DIR.	
A. DIR.	
D. OPER.	
SP. ASST.	
	<i>Beo</i>
	<i>JOIN copy to</i>

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

Attention: Oliver Norville, Counsel;
Ben Webb, Chief, Relocation Service

Re: Mrs. Lavern Pruitt
238 N. Ivy

Dear Mr. Norville:

This will confirm our understanding at the meeting with Mrs. Pruitt at 106 N. E. Morris on Wednesday, July 8, 1971, that Mrs. Pruitt has been advised by me to speak directly with the agents of Portland Development Commission regarding her interest in purchasing a house on conventional financing of the approximate value of \$8,000, so as to allow her to make monthly payments of approximately \$60 per month based upon her circumstances.

I have instructed Mrs. Pruitt as you know, to cooperate fully with members of your staff in looking for and figuring out the relevant factors in the purchase of a house, such as down payment, monthly payment, taxes, etc. on a home for her.

This confirms the understanding that the "90 day letter" requiring Mrs. Pruitt to vacate will not be enforced against her, nor other action taken to remove her from the property she presently occupies without providing relocation assistance in accord with her wishes. Further, I wish to make it clear that Mrs. Pruitt has been instructed not to sign any agreements accepting or waiving any benefits payable under the Relocation Act without my advice and my participation.

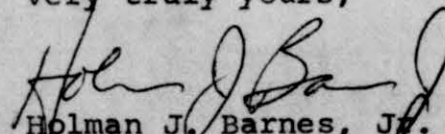
Portland Development Commission
1700 S.W. Fourth
Portland, Oregon
July 9, 1971
Page Two

Re: Mrs. Lavern Pruitt

I have provided a copy of this letter to Mr. W. Stanley Jones, to whom my earlier request for a conference hearing was directed, and also a copy of this letter has been sent to Mrs. Pruitt for her files.

Thank you for your cooperation.

Very truly yours,


Holman J. Barnes, Jr.
Supervising Attorney

HJB:rv

cc: W. Stanley Jones
cc: Mrs. Lavern Pruitt

LEGAL AID SERVICE
MULTNOMAH BAR ASSOCIATION
ALBINA OFFICE

517 N. E. KILLINGSWORTH - 288-6746 - PORTLAND, OREGON 97211

CHARLES J. MERTEN
DIRECTOR

July 6, 1971

Portland Development Commission
Emanuel Hospital Project
235 North Monroe Street
Portland, Oregon 97227

Attention: W. Stanley Jones

Re: Mrs. Lavern Pruitt
238 North Ivy
Request for Conference Appointment

Dear Mr. Jones:

Legal Aid Service represents Mrs. Pruitt in the negotiations for her benefits under the Relocation Act. Mrs. Pruitt has received your letter of June 9, giving her notice to surrender by September 30, 1971. Please arrange an appointment for a conference for Mrs. Pruitt at 10:00 a.m., Friday, July 9, 1971, at the C-CAP office, 106 N. E. Morris, Portland.

No reply is necessary if the time and date set forth are satisfactory; if not, please contact me by return mail.

So that you might prepare for this conference, Mrs. Pruitt advises me that she is a tenant in a four-bedroom house, and she does not desire a house larger than two bedrooms, but does want to purchase and not rent. She can pay up to \$60.00 per month on the purchase of a house. Accordingly, I ask that you consider the benefits under Sec. 42.95 and Mrs. Pruitt's eligibility for 235 housing. It is necessary that she be close to the bus line for occupational purposes. She is a housekeeper and has an approximate monthly income of \$200. Please consider the above and be prepared to advise Mrs. Pruitt regarding the availability of such housing and the mode of payment of the benefits noted above. Thank you for your kind assistance.

Very truly yours,

Holman J. Barnes, Jr.
Holman J. Barnes, Jr.

HJB:rv

*Rec'd
7-7-71*

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 SCD Date of survey 2/24/71 Tabulator _____ Date tabulated _____
 Dwelling Unit No. 3 Structure No. 3 Census Block No. 20 Census Tract No. 220
 Street Address 248 N. IVY ST. Apartment No. _____

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

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

discont member of EDPA
Refused to give information

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

Name	Family relation	Age	Sex	Occupation
1. <u>Pruitt, Laverne</u>	<u>Head of household</u>	<u>est. 50</u>	<u>F</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: Distance

Names of jobholders	Names of employers	Street address where jobs are located	to work
<u>est. no job</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>estimated</u>	\$ <u>100</u>	\$ _____
_____	\$ _____	\$ _____
Total family or household income per month	\$ <u>est. 100</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 SCD Surveyed 2/24/71 Tabulator _____ Date _____
 Dwelling Unit No. 3 Structure No. 3 Census Block No. 24 Census Tract No. 22A
 Street Address 248 N. Tivy St Apartment No. _____
 Legal Description _____

NAME OF OCCUPANT: Laverne Pruitt NAME & ADDRESS OF OWNER: PRILETT, C.W. JR ET AL NAME & ADDRESS OF PROP. MGR: _____
1010 WILCOX BLDG
 TELEPHONE: _____ TELEPHONE: _____ TELEPHONE: _____
 INTERVIEWED? Yes () No INTERVIEWED? () Yes () No INTERVIEWED? () Yes () No

I. DESCRIPTION OF STRUCTURE

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

This structure has 1 1/2 stories (do not count basement)

II. OCCUPANCY STATUS OF DWELLING UNIT

_____ Owner occupied
 Renter occupied
 _____ Vacant

III. SIZE OF DWELLING UNIT

792 Sq. ft. in first floor (county figure)
1440 Sq. ft. in dwelling unit (if more than 1 floor)
7 Total no. of rooms (include kitchen, dining, living and bedrooms, exclude bathrooms)
1 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
1969 Date of last appraisal
1909 Date structure was originally built

B. Market value data for one-family dwelling

	Market value	Computed value per sq. ft.
Land	\$ _____	\$ _____
Improvements	_____	_____
Total	<u>4,000</u>	_____

1/3 of 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>2600</u>	\$ _____
Improvements	<u>4360</u>	_____
Total	<u>11960</u>	_____

4320 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	\$ <u>47.50</u>	_____	\$ _____
Electricity	_____	\$ _____	_____
Gas	_____	_____	_____
Water	_____	_____	_____
Heat (oil, or other)	_____	_____	_____
Total	\$ _____	\$ <u>40</u>	\$ <u>87.50</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

1 1-00990-0630 PALLET+C W JR ET AL

MAP: 2730
 ZONE: A25
 RATIO: 1401
 LVY C: 001

1010 WILCOX BLDG
 PORTLAND, OREGON

97204

ALBINA ADD

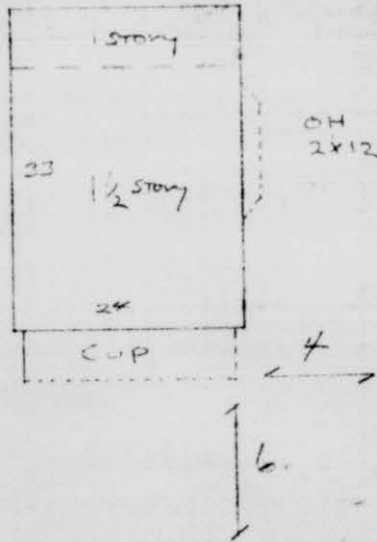
LOT BLOCK

6 4

248-252-260

PROPERTY ADDRESS: ~~248~~ N IVY ST
 PORTLAND

APPEALS: 67E-8-75



1"=20'

260 N. Ivy
 FRONT OF BUILDING



SUMMARY - ASSESSED VALUATION - REAL PROPERTY					SIGN. DATE	
ASSESS YEAR	MIN RIGHTS	TIMBER	LAND	IMPS		TOTAL
1968			900	14150	15,050	
1968			2500	12850	15350	203 a
1968			2500	9000	11,500	MAR 15 '68
1971			2,600	9,360	11,960	BUYE 68-43 WD

REMARKS
 COND C A / Very Crowded, 2 houses on 60x100 N
 COND C / P Poor heating system
 COND C / P Poor Location

DATE 2 15 68 SIGN *Ken Palmer* DEPUTY

CHECKED	REVIEWED	BLDG COUNT	INDEX	RE-CHECKED	NOTIFIED
DATE MAR 5 '68	3-21-68				
BY ANDREWS	<i>J. Fisher</i>				

FORM 67 REV 3-66

LAND APPRAISAL 1968

IDENTIFICATION		MARKET DATA	
DATE	ADJUSTMENTS	IND. VALUE	

MONTHLY RENTALS		X GRM		S		IND. VALUE	
ZONING				SITE ADJUSTMENTS			
				ROAD TYPE D G 1			
				TOPOGRAPHY 1 A.G			
				VIEW			
				OTHER			
AREA IMPROVEMENTS				DEPTH FACTOR			
SIDEWAYS & CURBS				STANDARD DEPTH			
WATER				EFFECTIVE DEPTH			
SEWERS							
OTHER							

COMPUTATIONS					
LAND DESCRIPTION	SIZE OF ACRES	BASIC UNIT VALUE	ADJUST. FACTORS	ADJ'D. UNIT VALUE	VALUE
50x100 @ 18FF	0.50	900		900	900
0.50 @ 5000	0.50	2500		2500	2500
TOTAL AREA					3400

REMARKS		SUB-TOTAL	
		SITE ADJ. %	
		TOTAL APPR. VALUE	2500
19	APPR. VALUE		
19	APPR. VALUE		
19	APPR. VALUE		
19	APPR. VALUE		

APPRAISER F. A. ... DATE 5 9 67

ACCOUNT NO. 1-00990-0430		19 68	
CLASS	1 1/2 STORY	AREA	792
ADDRESS	260 N. IVY	BASE FACTOR	13128
FDN.	Con Br. WP BSMT Full 3 4 1 2 1 4	ADJ.	13 100
BSMT ROOMS	0		1600
FLOORS	D S Linc Tile Hdw Con		
ROOF	H F Alum Comp Shg Shk Tile Built-Up		
EXTER	S Shks Siding Blk Stuc Brk P.D		
INTER	L & P Drywall Truss Br Hdw BT Awd		
PLUMB G FACILITY	Sink D.W. Toile WB Tub Enc Shower Enc St Laun WH		
Quantity	6		
HEAT	H.W. Pkg Pipe/Floor Oil Gas Elect H.A. 792		240
FIREPLACE	Ins. O.S. S D T 1-Str. 2-Str. Five		
ATTIC	Unf Fin BR Bath Lav H 3 1 1 2 1 4		
2ND STY	3 Bath Lav Loss 144 1 story		896
BAYS	2x12 24# DORMERS		170
MISC.			
MISC.	V.F. & H R. & O V.F. Tile		
OUTSIDE	100# Conk B.T. Sprinkler Y.L		

FIRST FLOOR	GARAGE	TOTAL	
Class	Type	SUB	
Rec Hall			
Serv Hall			
Liv. Rm	Dim X	IMPS.	AREA
Den. Area		DWG.	REPL COST
Fam. Rm	Fdn	GAR.	ADJ. REP. COST
Nook		MISC.	
Kitchen	Floor	MISC.	
Utility	Const.		
Bedroom	Roof		
Bath	Misc.		
Lav.			
Den			
Pantry			

TOTAL DEPRECIATED REPLACEMENT COST		ADJUSTMENTS	
		Age	19 68
		Func	8
		Econ	3
		Cond	
		NET	30

RENTAL Rents for 50 mo.

15100
896
14210
30
4263

4263
4250
3000

ACCOUNT NO. 1-00990 - 0235 19 68

CLASS 4/5 STORY 1/2 AREA 792 13128
 ADDRESS 248 N. Ivy BASE FACTOR 13100

FDN. ~~Con~~ Rr. W.P. BSMT ~~Full~~ 3 4 1 2 1 4 1600

BSMT ROOMS 0 Lav. Bath

FLOORS ~~D~~ S ~~Lino~~ Tile Hdw. ~~Br~~ Con

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

EXTER ~~D~~ S ~~Shk~~ Siding Blk Stuc Brk P.D.

INTER ~~L~~ Drywall ~~Ins~~ ~~Br~~ Hdw. ~~Br~~ ~~Shg~~

PLUMB'G FACILITY Sink DW Toilet WB Tub Enc Shower G.T. Enc St Laun. W.H.
 Quantity / / / / / / / / / / / /

HEAT H.W. Pkgs. ~~Pipe~~ Floor Oil ~~Gas~~ Elect. H.A./206 460

FIREPLACE Ins. OS S D T 1 Sty. 2 Sty. Flue

ATTIC ~~Unf.~~ Fin. BR Bath Lav. H 3 4 1 2 1 4

2ND STY. ~~3 BR~~ Bath Lav ~~X~~ - 144 # 1 story 890

BAYS 2X12 24 # DORMERS 116

MISC.

MISC. V.F. & H. R & O V.F. Tile

OUTSIDE ~~1000~~ ~~Comp~~ B.T. Sprinkler Y.L.

FIRST FLOOR	GARAGE					TOTAL	
Rec. Hall	Class					15320	
Serv. Hall	Type					890	
Liv. Rm.	Dim. X	IMPS.	AREA	REPL COST	ADJ REP COST	14430	
Din. Area	Fdn. NONE	DWG.	792	14430	30	4329	
Fam. Rm.	Floor	GAR.					
Nook	Const.	MISC.					
Kitchen	Roof	MISC.					
Utility	Misc.						
Bedroom	TOTAL DEPRECIATED REPLACEMENT COST					4329	
Bath							
Lav.							
Den							
Pantry							

MISC.	BUILT	ADJUSTMENT	AGE	19	APP. VALUE
Dim. X	1909	80	41	68	4300
Fdn.	PERM. NO.				
Const.	PREV. APPR. 1962		Func. - 8	19 68	3000
Roof	D-RA PM MO		Econ. - 3	19	
MISC.	RENTAL				
Dim. X			Cond.	19	
Fdn.			NET 30	19	
Const.					
Roof				19	

ACCOUNT NO 1-00990-035
 CLASS 415 STORY 1/2 AREA 792
 ADDRESS 248 N. Ivy

FDN.	Con	Br	WP	BSMT	Entl	3/4	1/2	1/4	19	68
BASE FACTOR 13/28										
ADJ 13100										
1600										
FLOORS	D	S	Land	Tile	Hdw	Br	Con			
ROOF	H	F	Alum	Comp	Shk	Tile	Built-Up			
EXTER.	D	S	Siks	Siding	Blk	Stuc	Brk	P.D		
INTER.	L	P	Drywall	Trim	Br	Hdw	BY	Ang		
PLUMB G FACILITY	Sink	DW	Toil	W.B	Tub	Enc	OT	Shower	Enc	St
HEAT	H	W	Pkge	Pipe	Floor	Oil	Gas	Elect		
FIREPLACE	Ins	O	S	D	T	1-Story	2-Story	Flue		
ATTIC	0	Unf	Fin	B.R	Bath	Lav	H	3/4	1/2	1/4
2ND STY.	3	B.R	Bath	Lav	H	3/4	1/2	1/4		
BAYS	2x12	24								
DORMERS										

V.F. & H. R. & O.	V.F.	Tile								
BT	Sprinkler	Y.L.								
TOTAL SUB 15320										
ADJ REP COST 890										
TOTAL 14430										
REPL COST 14430										
ADJ REP COST 30										
TOTAL 4329										

TOTAL DEPRECIATED REPLACEMENT COST			
Age	41	1968	4329
Func	-8	1968	4300
Econ	-3	19	3000
Cond		19	
NET	30	19	
		19	

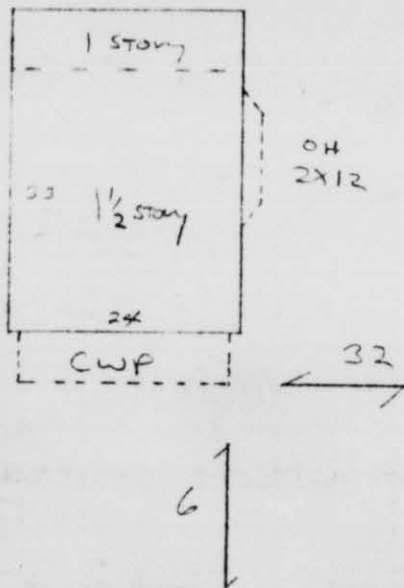
ACCOUNT NO 1-00990-035
 CLASS 415 STORY 1/2 AREA 792
 ADDRESS 252 N. Ivy

FDN.	Con	Br	WP	BSMT	Entl	3/4	1/2	1/4	19	68
BASE FACTOR 13/28										
ADJ 13100										
1600										
FLOORS	D	S	Land	Tile	Hdw	Br	Con			
ROOF	H	F	Alum	Comp	Shk	Tile	Built-Up			
EXTER.	D	S	Siks	Siding	Blk	Stuc	Brk	P.D		
INTER.	L	P	Drywall	Trim	Br	Hdw	BY	Ang		
PLUMB G FACILITY	Sink	DW	Toil	W.B	Tub	Enc	OT	Shower	Enc	St
HEAT	H	W	Pkge	Pipe	Floor	Oil	Gas	Elect		
FIREPLACE	Ins	O	S	D	T	1-Story	2-Story	Flue		
ATTIC	0	Unf	Fin	B.R	Bath	Lav	H	3/4	1/2	1/4
2ND STY.	3	B.R	Bath	Lav	H	3/4	1/2	1/4		
BAYS	2x12	24								
DORMERS										

V.F. & H. R. & O.	V.F.	Tile								
BT	Sprinkler	Y.L.								
TOTAL SUB 15340										
ADJ REP COST 890										
TOTAL 14450										
REPL COST 14450										
ADJ REP COST 30										
TOTAL 4335										

TOTAL DEPRECIATED REPLACEMENT COST			
Age	41	1968	4335
Func	-8	1968	4300
Econ	-3	19	3000
Cond		19	
NET	30	19	
		19	

AVE OR ST



252 N. Ivy
FRONT OF BUILDING AVE OR ST



PUNCT G A / Very Crowded 3 houses on 50x100 N

PCON G / P POOR LOCATION

COND G / P

REMARKS

INSPECTION	DATE	SIGN	DEPUTY
INSPECTION	2 15 68	Kan Robinson	
CHECKED			
REVIEWED			
BLDG. COUNT			
INDEX			
RE-CHECKED			
NOTIFIED			
DATE	MAR 5 '68		
BY	ANDREWS		

AVE OR ST

AVE OR ST



248 N. Ivy
FRONT OF BUILDING AVE OR ST



PUNCT G A / Very Crowded 3 houses on 50x100 (top N)

PCON G / P POOR LOCATION

COND G / P

REMARKS

INSPECTION	DATE	SIGN	DEPUTY
INSPECTION	2 23 68	Kan Robinson	
CHECKED			
REVIEWED			
BLDG. COUNT			
INDEX			
RE-CHECKED			
NOTIFIED			
DATE	MAR 5 '68		
BY	ANDREWS		

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.

Mrs. LaVonne Pruitt

7/2/71
date