

DESCRIPTION		ROLL NO	ODOMETER
PARCEL NO. AB-3-8	STOKES, SAMUEL 2931 N. GANTENBEIN		
PARCEL NO. E-3-5	STUART, JERRY A. JR. 2648 N. COMMERCIAL CT.		
PARCEL NO. R-8-12	TAYLOR, BIRDIE LEE 3229 N. GANTENBEIN		
PARCEL NO. R-8-1	THOMAS, AUGUSTINE (MRS.) 302 N. COOK (DECEASED)		
PARCEL NO. RS-4-9	THOMAS, CHARLES 7 N. RUSSELL #8		
PARCEL NO. R-8-1	THOMAS, WILLIE 300-302 N. COOK		
PARCEL NO. E-4-3	THOMPSON, FRED 322 N. KNOTT		
PARCEL NO. A-3-6	THOMPSON, HEWEY 242 N. COOK		
PARCEL NO. E-3-2	TURNER, REV. BRADY 508 N. KNOTT		
PARCEL NO. E-2-2	TURNER, FLORENCE 532 N. GRAHAM		
PARCEL NO. A-4-4	TURNER, QUEEN E. 260 N. IVY		
PARCEL NO. E-3-8	VAN ZILE, HAZEL 2640 N. KERBY		
PARCEL NO. A-4-2	VERNON, CECIL L. 222 N. IVY		
PARCEL NO. AB 3-5	WALLIN, JACOB E. 413 N. STANTON		
PARCEL NO. RS-4-4	WALTON, LLOYD & WILLIE MAE . 102-06 N. KNOTT		
PARCEL NO. E-4-1	WARD, ARTHUR B. 2651 N. GANTENBEIN		
PARCEL NO. E-4-1	WARD, BILLY L. 2651 N. GANTENBEIN		
PARCEL NO. R-8-2	WARREN, LEO & INA 312 N. COOK		

R E S U M E

DATE _____

NAME WALTON, Willie Mae

Closed Mrs. Walton's purchase of her house at 627 N Killingsworth Pl.
It has taken a long time to relocate Mrs. Walton because of her inability
to trust her judgement of PDC's. At first we could not talk with her.
Had to go into condemnation. After this Mrs. Walton started to reall
work at moving. Looked at quite a few houses.

(signed) Chet Daniels
worker

RESIDENTIAL RELOCATION RECORD

CLIENT'S NAME WALTON, Willie Mae RELOCATION ADVISOR SCD
 ADDRESS 102 - 06 N. Knott PHONE 289-6911 PROJECT NAME Emanuel
 SEX F ETHN B VETERAN AGE 44 PARCEL NO. RS-4-4
 MARITAL STATUS TENURE o/o
 DISABILITY widow INDIV x FAMILY
 ELIGIBLE FOR: PUBLIC HOUSING - FHA 235 -
 RENT SUPPLEMENT - OTHER -
 INITIAL INTERVIEW 1-15-71 DATE INFO PAMPHLET DELIVERED 2-14-72
 NOTICE TO MOVE DATES EFFECTIVE EXPIRATION DATE
 NOTIFY IN CASE OF EMERGENCY

DATE ON SITE:	<u>20 yrs.</u>
INITIATION OF NEGOTIATIONS:	<u>3-15-72</u>
DATE OF ACQUISITION:	<u>condemnation</u>

ECONOMIC DATA

Employer \$
 Address
 MCW
 Social Security
 Pension
 Other
 TOTAL MONTHLY INCOME \$

FAMILY COMPOSITION

Name	Relation	Age

DWELLING UNIT FROM WHICH RELOCATED

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

4 plex. She occupied one unit
 Size of Habitable Area

Age of Structure No. Rooms 4
 No. Bedrooms Furn. Unfurn
 Utilities \$
 Monthly Payments (Rent) \$
 Acquisition Price \$ 4,125
 Taxes \$ Equity \$
 Liens \$

HOUSING REFERRALS

Address	Bedrooms
<u>3 plex. N. Fessenden</u>	
<u>1524 N. E. Hancock</u>	
<u>17th & Tillamook</u>	
<u>3 plex Montana & Skidmore</u>	

AGENCY REFERRALS

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

AGENCY ACTION:

REASONS:

Appeals		
Evicted		
Refused Assistance		
Address Unknown (tracing)		
Other (death, etc.)		

TEMPORARY RELOCATION

Within Project	
Outside Project	

Date Moved In _____
 Address _____
 Reason _____

REPLACEMENT DWELLING UNIT

Client Referred _____ x _____ LPA Referred _____

Address 627 N. Killingsworth Ct. Phone 289-6911 Date of Move 3-1-73

WHERE RELOCATED:

Key Turn in May 1973

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

Furnished _____ Unfurnished _____ Number of Rooms _____ Number of Bedrooms _____ Habitable Area _____

Utilities \$ _____ Monthly Payments (Rent) \$ _____ Purchase Price \$ _____

Age of Structure: _____ Taxes \$ _____ Equity \$ _____ Distance Moved Away _____

Name of Moving Company _____ Name of Realtor _____

BENEFITS RECEIVED

Type	Ck #	Date	Amount
RHP	698 EH	2-26-73	\$ 9,896.00
TACO (Rental)			\$
TACO (Rental)			\$
TACO (Rental)			\$
TACO (Rental)			\$
TACO (Sales)			\$
Fixed Moving	"	"	\$ 220.00
Actual Move	"	"	\$ 200.00
Storage			\$
Incidental	769 EH	12-11-73	\$ 34.50
Interest			\$

Business In-Lieu 698 EH 2-26-73 2,500.00

TOTAL BENEFITS RECEIVED

\$ _____

Purchase Price \$ 15,000

Acquisition
 Down Payment \$ 4,125

RHP \$ 9,896.

14,021

Total Down - \$ _____

Total Mortgage \$ _____

REALTOR: _____ ESCROW CO. _____ OFFICER _____

INTERVIEW REGISTER

Date		Relocation Worker
1-15-71	Flyer Delivered by Ted Parker. Would like meeting. Asked that we not contact tenants in B & C. as she is selling soon - Should be contacted immediately by relocation worker.	
2-23-71	SURVEY: Gave only limited information.	JCC
2-14-72	I talked with Mrs. Walton on several different occasions, and she always seemed agreeable for a meeting, but never showed up. (I had an appointment for 10:00 am today and she did not show-up). She has been ill advised by someone, because she doesn't want to do anything or get involved. She has a 4-plex with 3 tenants and herself.	CD
3-13-72	Mrs. Walton indicated she would accept the option and move and at some future date apply for relocation benefits - I figured Mrs. Walton's benefits to be a maximum of about \$27,014. This of course, depends on what she buys to live in - home., duplex, or multi-plex also the cost per unit.	CD
1-4-73	Mrs. Walton wants her total RHP placed with Transamerica Title Insurance Co. North Portland Branch, 5511 N. Lombard c/o Wyla for purchase of property at 3335 N. Willis - balance to be financed through Benj. Branklin Conventional loan.	
1-17-73	Due to the change in schedule by HUD dated 8-17, Mrs. Walton will get less money for RHP because of the change. She would have received \$10,514 but now she will receive \$9,896. This of course, would upset her but when the Federal Government changes they change. She has taken quite a loss by waiting.	
1-29-73	Found out that her loan could not be granted because she is unable to go back to work. Came in with another offer on house at 627 N. Killingsworth Court.	
6-30-73	Closed Mrs. Walton's purchase of her house at 627 N. Killingsworth Place. It has taken a long time to relocate Mrs. Walton because of her inability to trust her judgement or PDC's. At first we could not talk with her. Had to go into condemnation. After this Mrs. Walton started to really work at moving. Looked at quite a few houses.	CD
	Note to File:	
	Hand carried Mrs. Walton to court to get her money released. Also took her to Benj. Franklin to deposit the \$20,000.	CD

INTERVIEW REGISTER

Date

Relocation
Worker

8-30-73

As per memo dated 7-30-73...Had call from Mrs. Walton expressing concern as to whether PDC would pay for code violation found after City B of B. inspection. She wanted to know if she might go ahead and have the leak fixed and be reimbursed. I told her I would have to ask Ben Webb. Called BCW and gave him her request. He said that PDC would check all possible ways of helping her within the Relocation guide lines and Act. She could go ahead and fix the plumbing and that if we could justify it PDC would reimburse her. PDC would also let her know if we cannot and explain why.

10-11-73

Mrs. Walton's plumbing contractor, D & F Plumbing Co. was paid \$396.⁴⁴ as she requested in her letter of 9-28-73. We have in our files certification and a permit number indicating that the work was done and meets City code.

11-15-73

Had call from Mrs. Walton. She was complaining about her roof leaking. She asked if there was anything PDC could do for her.

Note: Mrs. Walton made the selection of this particular house because she could get a loan - No visible means of income except disability. She was able to assume the existing contract or mortgage or pay cash. She did not want to use her cash - or use as little as possible. She has well over \$20,000 in the bank and insurance on the house - Yesterday 11-15-73 and all this week has been very windy and rainy. She can remedy her problems with funds she got from the sale of the old house and RHP. I told her that it did not appear that relocation could do anything for her.

CD

March 3, 1977

Clow Roofing and Siding Company
434 N. Tillamook
Portland, Oregon 97227

Gentlemen:

Enclosed you will find our Warrant No. 1198 EH in the amount of \$395.00.

This is in payment of your statement covering the cost of re-roofing the front half of Mrs. Willie Mae Walton's home at 627 N. Killingsworth Court.

We apologize for the delay in getting this payment to you.

Very truly yours,

James C. Crolley
Relocation Advisor

JCC:ch
Encl.

PORTLAND DEVELOPMENT COMMISSION1700 S.W. FOURTH AVENUE
PORTLAND, OREGON 97201N^o 1198 EHDATE March 2, 19 77PAY TO **Clow Roofing Company**

\$ 395.00

DOLLARSTO 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 per Claim for RRelocation Payment filed. Move of Willie Mae Walton from 102-06 N. Knott. (Re-roofing front half of house at 627 N. Killingworth).	\$395.00

Account DistributionNO.TITLEAMOUNT

RELOCATION PAYMENT

PROJECT: Emanuel Hospital Urban Renewal Project

PARCEL: RS-4-4

PAYABLE TO: Clow Roofing Co.

For: ☒ RHP for Homeowners \$ 395.00
☐ Incidental Expenses for Homeowners or Tenants. \$
☐ RHP - Tenants & Certain Others - Rental: Total approved \$ _____; Annual amount \$
☐ RHP - Tenants & Certain Others - Downpayment \$
☐ 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 Willie Mae Walton ☒ Family Less - \$ _____ *

Move from 102-06 N. Knott ☐ Individual Total \$ 395.00

Accounting: Indicate symbol and Accounting No.

0500 X 10 250 Relocation Payment; _____ Project Cost *(_____)

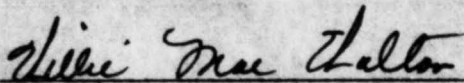
BD

February 23, 1977

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

Gentlemen:

You are hereby authorized to make my Replacement Housing Payment
in the amount of \$395.00 payable to Clow Roofing Co.



Willie Mae Walton

STATEMENT

CLOW ROOFING AND SIDING CO.

434 N. Tillamook • 281-1238 • Portland, Oregon 97227

Siding

Roofing

Gutters

Portland Development Comm.
attn. Jim Crolley
1700 S.W. 4th
Portland, Oregon 97201

Dec. 28, 1976

Job: 627 N. Killingsworth Ct.,
Mrs Willie Mae Walton

Reroofing front half of house,
as per our letter of Dec. 15th - - \$395.00

1½% per month charged on all past due payments (18% per annum).

Cost of Replacement Dwelling	\$15,000.00
Plus cost to correct substandard conditions:	
Repair plumbing	396.44
*Repair roof	<u>395.00</u>
Total cost of Purchase	\$15,791.44

* This claim is being added to cost of purchase because the condition of the roof was called to our attention, but it was indicated at that time that she had exceeded her limit on replacement payment. Because this was a substandard condition that existed at the time of purchase but not detected until later and then not followed through on, we are agreeing to pay the cost of re-roofing the front section of the roof at 627 N. Killingsworth Court under Sec. 42.90, para. 4, R.A. of 1970.

BENEFITS RECEIVED

RHP	\$9,896.00
Incidental Expense	34.50
Plumbing	<u>396.94</u>
	\$10,236.94

Moving Expense

Fixed payment	220.00
Dislocation Allowance	<u>200.00</u>
	\$420.00

In-Lieu Payment	\$2,500.00
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BLOCK E. COMPUTATION OF DIFFERENTIAL PAYMENT COMPONENT

1. Cost of comparable dwelling \$ 14,812.44

Check applicable box to indicate method used to determine cost of comparable dwelling and explain in Block I (or attach a statement describing) the basis for the amounts used in arriving at the cost of a comparable dwelling.

☐ **Comparative**

to rehab roof

2. Verified purchase price of replacement dwelling \$15,791.44

3. Line 1 or Line 2, whichever is less \$14,812.44

4. Price paid by agency for claimant's former dwelling \$ 4,125.00

5. Amount of differential payment component (Line 3 minus Line 4) \$ 10,687.44
(If amount on Line 4 exceeds amount on Line 3, enter zero)

BLOCK F. COMPUTATION OF INTEREST PAYMENT COMPONENT

NOTE: The following format is a simplification of the steps laid out in detail in the example calculation of interest payment in Appendix 13. If the agency prefers, the format used in the example could be substituted for the following format.

Item	Outstanding Balance of Mortgage (a)	Remaining Term of Mortgage (b)	Annual Interest Rate of Mortgage (c)	Debt Service Cost (if any) ¹ (d)
1. Dwelling from which claimant was displaced (former dwelling)	\$	months	%	
2. Dwelling to which claimant relocated (replacement dwelling)	\$	months	%	\$

¹Exclude any costs reimbursed as an incidental expense and included in Block G.

3. Amount on Line 1 or Line 2 of Column (a), whichever is less \$_____

4. Number on Line 1 or Line 2 of Column (b), whichever is less months

5. Prevailing annual interest rate paid on standard passbook savings accounts by commercial banks in community where replacement dwelling is located _____ %

6. Monthly payment factors (Use any standard mortgage amortization schedule or table)
Monthly payment required to amortize a loan of \$_____ at _____ months at:
(Line 3) (Line 4)

6a. Monthly rate on replacement dwelling (from Column (c), Line 2) \$_____

6b. Monthly rate on former dwelling (from Column *fc*), Line 1) \$_____

6c. Passbook savings rate (from Line 5) \$_____

7. Subtract amount on Line 6b from amount on Line 6a and divide by amount on Line 6c. (Carry to 6 decimal places) . . . _____

8. Multiply amount on Line 7 by amount on Line 3 \$

9. Amount (if any) on Line 2 of Column (d) \$ _____

10. Amount (if any) from computation of interest payment on additional mortgage(s) on former dwelling (from separate Block(s) F, attached hereto) \$ _____

11. Total amount of interest payment component. (Sum of Lines 8, 9, and 10) \$ _____

(Worksheet continued on next page)

U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT CLAIM FOR REPLACEMENT HOUSING PAYMENT FOR HOMEOWNERS (UNDER SECTION 203 OF PUBLIC LAW 91-646)	FOR AGENCY USE ONLY	
	1. Name and Address of Agency (Include ZIP Code)	2. Name of Project:
	Portland Development Commission 1700 S.W. Fourth Avenue Portland, Oregon 97201	Emanuel Hospital Urban Renewal Project 3. Project Number: ORE. R-20

INSTRUCTIONS: Complete this form to apply for a replacement housing payment for homeowners. The local agency representative will help you complete the form, if you wish. If your claim is not approved or if you have any questions regarding the amount of the payment, the local agency will provide you with a written explanation of the basis for the disapproval or for the amount, and the steps that you may take to have your claim reviewed in accordance with grievance procedures established under regulations of the U.S. Department of Housing and Urban Development. Complete Parts I, II, III, and VI below and, if applicable, Part IV. Consult the local agency as to whether you need a "Dwelling Inspection Report" to complete and submit with this claim.

NOTE: If you received an advance payment, the amount of the advance will be deducted from your claim.

PART I - GENERAL INFORMATION

1. Full Name of Claimant(s): Willie Mae Walton			2. Have all members of the household moved together to a replacement dwelling: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (If "No", complete Part IV on the reverse side)				
Dwelling unit:	Address (Include ZIP code and, if applicable, apartment number)	Number of rooms ¹ or habitable living space (in sq. ft.)	Date that you			Settlement date	Purchase price
			Moved from dwelling	First occupied as owner	Signed purchase contract		
	(a)	(b)	(c)	(d)	(e)	(f)	(g)
3. From which you moved	102-06 N. Knott Portland, Ore. 97227	4	6/1/73	2/2/52			\$4,125
4. To which you moved	627 N. Killingsworth Portland, Ore. 97217	7		¹ 6/1/73			² \$15,791

¹Excluding bathrooms, hallways, and closets.

²Attach a copy of the closing statement and/or other documentation in support of the amount shown.

PART II - INCIDENTAL EXPENSES IN CONNECTION WITH PURCHASE OF REPLACEMENT DWELLING

INSTRUCTIONS: In Column (a), under "Expenses paid directly by claimant," list items which are not recorded on the closing statement and for which you paid directly in connection with the purchase of your replacement dwelling. In Column (b), enter the amounts for each item listed. On the line marked "Subtotal," enter the sum of these amounts. On the line marked, "Items shown on closing statement," enter in Column (b) the total amount paid for items recorded on the closing statement. On the last line of Column (b), enter the sum of the last two amounts shown. If more space is needed, use Part V below. Attach a copy of the closing statement and/or other documentation in support of the amounts shown.

Item (a)	Amount (b)
Expenses paid directly by claimant:	
1.	\$
2.	
3.	
4.	
5.	
Subtotal	\$
Items Shown On Closing Statement	\$
TOTAL	\$

Continued on Reverse Side

PART III - MORTGAGE DIFFERENTIAL INFORMATION

INSTRUCTIONS: Complete this Part only if there was a bona fide mortgage(s) on the dwelling from which you were displaced for at least 180 days prior to the initiation of negotiations to acquire the property. Consult the local agency representative for assistance in completing this Part.

Item	Dwelling From Which You Were Displaced			Replacement Dwelling
	First Mortgage	Second Mortgage	Third Mortgage	
	(a)	(b)	(c)	
1. Issuance date of mortgage				
2. If applicable, discharge date of mortgage				
3. Outstanding balance of mortgage	\$	\$	\$	\$
4. Number of monthly payments remaining on mortgage	mos.	mos.	mos.	mos.
5. Annual interest rate of mortgage	%	%	%	%

PART IV - HOUSEHOLD MEMBERS MOVED TO SEPARATE REPLACEMENT DWELLINGS

INSTRUCTIONS: Complete this Part only when all members of the household who lived together at the address shown in Part I, Item 3, Column (a), did not move to the same replacement dwelling (the address shown in Part I, Item 4, Column (a)). Separate claim forms must be submitted by the occupant(s) of different dwellings and the total amount of the relocation payment that each claimant may receive is limited.

Names of household members who did not move with you to the address shown in Part I, Item 4, Column (a), and addresses to which they moved: (If more space is needed, use Part V below).

Name	Address

PART V - REMARKS (use additional sheet(s) as necessary)

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WARNING

Any false statements made knowingly and willfully may subject the claimant to penalties under Section 1001 of Title 18 of the United States Code and in addition may result in forfeiture of the entire claim.

PART VI - CLAIMANT'S CERTIFICATION

I CERTIFY that the foregoing information, submitted in support of a claim for a replacement housing payment for homeowners under Section 203 of Public Law 91-646, is true and complete to the best of my knowledge.

Signature of Claimant(s)

Cherie Mae Chilton

Date

2/25/77

BLOCK B. COMPUTATION OF REPLACEMENT HOUSING PAYMENT (TOTAL)

INSTRUCTIONS: Complete Blocks E, F, and G before completing this block B.

1. Amount of differential payment component (from Block E, Line 5) \$ 14,812.44
2. Amount of interest payment component (from Block F, Line 11) \$ _____
3. Amount of incidental expenses component (from Block G, Col. (d), last line) \$ _____
4. Sum of Lines 1, 2, and 3. (If amount exceeds \$15,000, enter \$15,000) \$ 14,812.44
5. Amount of any advance paid to claimant and/or amount of adjustments, if any.
(Explain in Block I.) \$ 14,417.44
6. Amount of replacement housing payment (Line 4 minus Line 5) \$ 395.00
(Enter this amount in Block D below.)

BLOCK C. PERSON REVIEWING CLAIM AND COMPUTING PAYMENT

The attached claim was verified and the amount of the payment computed by:

Morally Relo Adv. 2-23-77
(Signature) (Title) (Date)

(If other than employee of displacing agency, identify agency with which affiliated:)

WSD

BLOCK D. AGENCY'S 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 in the amount of \$ 395.00.
(From Block B, Line 6.)

2-25-77
(Date)

[Signature]
(Signature of Authorized Agency Official)
Executive Director
(Title)

[Worksheet continued on next page]

WARRANT # 1198EH, 3/2/77 ⁹ 395.00 BD

RESIDENTIAL RELOCATION RECORD

Project Name _____ Parcel No. RS-4-4 Advisor CD
 Client's Name Wailou Willie Mae Phone _____
 Address 102-06 N. Knott Ethn B Age 44
☐ Male ☐ Family ☐ Married ☐ Renter/Occupant
☒ Female ☒ Individual ☒ Single ☒ Owner/Occupant

Family Composition

Total Number in Family 1
 _____ wife, husband

Other: Relation Age Relation Age

Economic Data

Employer Nurse \$ 513⁰⁰
 Address _____

Other Source of Income _____ \$ _____

Total Monthly Income \$ (513⁰⁰)

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 2-22-72 Date of Info pamphlet delivery _____
 Date Notice to Move given _____ Date Effective _____ Expires _____

CLAIMANT'S INITIAL DATE OF OCCUPANCY

2-2-52

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

Date of initiation of negotiations for purchase of property

3-15-72

Date of Acquisition

con'd

Date of letter of Intent

Date of move

6/1/73

DWELLING UNIT FROM WHICH RELOCATED

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

✓ Age of Housing Unit _____

✓ Size of Habitable Area _____

Furnished with claimant's furniture
☒ YES ☐ NO

Total Number of Rooms 4 *plus storage* Rent Paid \$ _____ Utilities _____

Number of Bedrooms 2 Monthly Housing Payments \$ _____ Taxes _____

Liens \$ _____ (please explain) _____

Acquisition Price \$ 4,125 Amenities _____

REPLACEMENT DWELLING UNIT

Address 627 N. Hillingworth LPA Referred _____ Self Referred ☒

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

Outside city ☐ Outside state ☐

Age of Housing Unit 1908

Size of Habitable Area 1032

No. of Rooms 7 No. of Bedrooms 3

For Claimants Who Purchased

Purchase Price of Replacement Dwelling \$ 15,000

Taxes \$ _____

RHP or TACO (including incidental costs) \$ 9,896

For Claimants Who Rented

Rent \$ _____

Utilities \$ _____

Total Rent Assistance \$ _____

Amount of Annual Payment \$ _____

No. of Housing Referrals to:

3 Standard Sales

_____ Standard Rent

Agency Referrals:

_____ MCW _____ HAP _____ OTHER (_____)

_____ Food Stamp 1 Legal Aid _____ Other (_____)

Benefits Received

Date _____ Ck # _____ Type _____ Amount \$ _____

Date _____ Ck # _____ Type _____ Amount \$ _____

Date _____ Ck # _____ Type _____ Amount \$ _____

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

NAME AND ADDRESS OF CLAIMANT:

Willie Mae Walton
102-06 N. Knott

NAME OF LOCAL AGENCY:

Portland Development Commission

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

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

Initial Date of Ownership: 2-22-52 Date of Acquisition: (Condemnation)
Month-Day-Year Month-Day-Year

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

Initial Date of Ownership: 2-22-52 Date of Initiation of
Negotiations: 3-15-72

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

Date of Displacement: 3-1-73 Date of Purchase of Replacement
Housing: 1-25-73

Date of Occupancy of Replacement Housing: 3-1-73
(If the claimant was unable to occupy the replacement housing within the required one-year period, use reverse side of this form to provide explanation.)

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

Issuance Date of Mortgage: _____ Date of Discharge of
Mortgage: _____

Date of Initiation of Negotiations: 3-15-72

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

6. CERTIFICATION OF LOCAL AGENCY

This is to certify that the property purchased by the claimant has been inspected and the property was occupied by the claimant within one year following his displacement. I further certify that I have examined this claim and have found it to be in accord with the applicable provisions of Federal Law and the regulations issued by the Department of Housing and Urban Development pursuant thereto. Therefore, this claim is hereby approved and payment in the amount of \$ 9,896 is authorized. *WJG*

2-23-73
Date

[Signature]
Authorized Signature

7. RECORD OF PAYMENT

Date of Payment: _____ Check No. _____ Amount: \$ _____

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

NAME AND ADDRESS OF CLAIMANT

Willie Mae ~~Happy~~ WALTON
102-106 N. Knott

COMPUTATION PREPARED BY:

C. Daniels 2/2/73
Name Date

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

A. COMPUTATION OF TOTAL REPLACEMENT HOUSING PAYMENT FOR HOMEOWNERS

1. Amount of differential payment (Block B, Line 6) \$ 9,896
2. Plus interest payment (Block C, Step 4, Last line) + \$ - 0 -
3. Plus costs incidental to purchase (Total amount approved by agency, from claim form, Block 3C, Column (e)) + \$ - 0 -
4. Total (Sum of Lines 1, 2, and 3) \$ 9,896
5. Minus adjustments (Attach explanation; e.g., amount previously received as Replacement Housing Payment for Tenants and Certain Others) - \$ - 0 -
6. Total Replacement Housing Payment for Homeowner (Line 4 minus Line 5) \$ 9,896

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

B. COMPUTATION OF DIFFERENTIAL PAYMENT

Required Information

1. Actual purchase price of replacement dwelling \$ 15,000.00 15791.44
2. Cost of comparable replacement dwelling (Cost based on: ☒ Schedule ☐ Comparative ☒ Other) \$ 14,021.00 14812.44
3. Acquisition payment made by agency for claimant's former dwelling \$ 4,125.00 4125.00

Computation

4. Line 1 or Line 2, whichever is less \$ 14,021.00
5. Minus Line 3 - \$ 4,125.00
6. Amount of differential payment \$ 9,896.00

ORIGINAL

September 28, 1973

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

Gentlemen:

You are hereby authorized to make my Replacement Housing Payment
in the amount of \$396.44 payable to D & F Plumbing Co.

Willie Mae Walton
Willie Mae Walton

MEMORANDUM

Date September 27, 1973

TO: The File
FROM: Chet Daniels
SUBJECT: Willie Mae Walton

Under the provisions set forth in the Relocation Act of 1970 Section 42.90 para. 4., we are requesting that an additional Replacement Housing Payment of \$396.44 be made to Mrs. Willie Mae Walton to pay for correcting a sub-standard plumbing condition which was found after an inspection by the Bureau of Buildings and her eventual move in.

Mrs. Walton has contracted D & F Plumbing at 4636 N. Albina Ave. to do the work under a City plumbing permit. The work is completed.

Enclosed is a copy of the list of work performed and a resume of the circumstances leading up to the discovery of the sub-standard condition.

FORM W-304
(2-55)

ATT: Chet Daniels

CITY OF PORTLAND, OREGON
BUREAU OF BUILDINGS
PLUMBING DIVISION

CERTIFICATE OF INSPECTION

to P.D.C. 47227
235 N Monroe
9-27 1973

Permit No. 186559

THIS IS TO CERTIFY, That the plumbing work done under the above

permit at 627 N Killingsworth Ct.

Owned by Willie M. Walton

has been inspected by the Plumbing Division of the Bureau of Buildings and found to comply with the Ordinances of the City of Portland.

W.C. H.S., F.D. Brimer

FINAL INSPECTION

9-27

1973

Contractor D & F Plumbing

By J. Angell

PLUMBING INSPECTOR.

CLAIM FOR REPLACEMENT HOUSING PAYMENT FOR HOMEOWNERS

NAME AND ADDRESS OF DISPLACING AGENCY

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

PROJECT NAME Emanuel

PROJECT NO. ORE R-20

PARCEL NO.

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

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

1. FULL NAME OF OWNER-OCCUPANT CLAIMANT (as shown in deed to displacing agency or in condemnation proceeding) 2. DATE OF DISPLACEMENT:

Willie Mae Walton

☐ Family ☒ Individual

Amount of differential payment claimed

\$ 10,292.44

Amount of interest payment claimed

\$ -0-

Costs incidental to purchase

\$ 34.50

TOTAL

\$ 10,326.94

Minus adjustments

Explanation: previously paid RHP & Incidental Cost. Balance of -\$ 9,930.50

\$396.44 of RHP to correct sub-standard condition as provided in

Section 42.90 para. 4, Relocation Act of 1970

Total Replacement Housing Payment for Homeowner: \$ 396.44

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

10/1 / 73
Date

Willie Mae Walton
Signature of Owner-Occupant(s)

CERTIFICATION OF LOCAL AGENCY

This is to certify that the property purchased by the claimant has been inspected and the property was occupied by the claimant within one year following his displacement. I further certify that I have examined this claim and have found it to be in accord with the applicable provisions of Federal law and the regulations issued by the Department of Housing and Urban Development pursuant thereto. Therefore, this claim is hereby approved and payment in the amount of \$ 396.44 is authorized.

10-8-73
Date

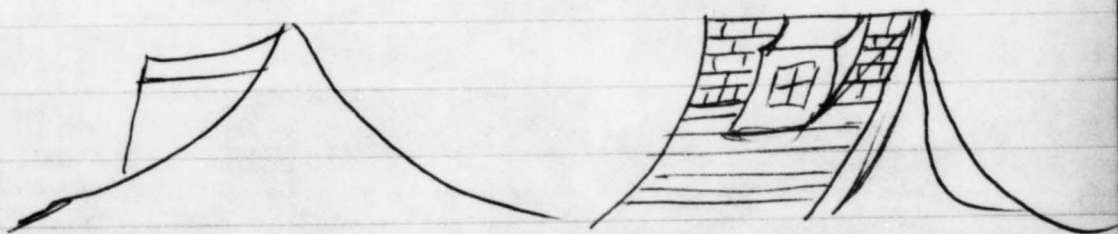
[Signature]
Authorized Signature

RECORD OF PAYMENT

Date of Payment: 10/10/73 Check No. 828EH Amount: \$ 396.44

10-22-76

Made a windshield inspection of Mrs Walton Roof. It appears to be in good shape. There is a difference in roofing on the front side



I would say repair of the leak would be all that was necessary to eliminate the problem.

Roofers recommend replacing front section because of difference roofing.

BLOCK B. COMPUTATION OF REPLACEMENT HOUSING PAYMENT (TOTAL)

INSTRUCTIONS: Complete Blocks E, F, and G before completing this block B.

1. Amount of differential payment component (from Block E, Line 5) \$ 14812.00
2. Amount of interest payment component (from Block F, Line 11) \$
3. Amount of incidental expenses component (from Block G, Col. (d), last line) \$
4. Sum of Lines 1, 2, and 3. (If amount exceeds \$15,000, enter \$15,000) \$ 14812.00
5. Amount of any advance paid to claimant and/or amount of adjustments, if any.
(Explain in Block I.) \$ 14417.44
6. Amount of replacement housing payment (Line 4 minus Line 5) \$ 395.00
(Enter this amount in Block D below.)

BLOCK C. PERSON REVIEWING CLAIM AND COMPUTING PAYMENT

The attached claim was verified and the amount of the payment computed by:

_____ (Signature) _____ (Title) _____ (Date)

(If other than employee of displacing
agency, identify agency with which
affiliated:) _____

BLOCK D. AGENCY'S 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 in the amount of \$ _____.
(From Block B, Line 6.)

_____ (Date)

_____ (Signature of Authorized Agency Official)

_____ (Title)

[Worksheet continued on next page]

U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT CLAIM FOR REPLACEMENT HOUSING PAYMENT FOR HOMEOWNERS (UNDER SECTION 203 OF PUBLIC LAW 91-646)	FOR AGENCY USE ONLY	
	1. Name and Address of Agency (Include ZIP Code) Portland Development Commission 1700 S.W. Fourth Ave. Portland, Oregon 97201	2. Name of Project: Emanuel
	3. Project Number: ORE. R-20	

INSTRUCTIONS: Complete this form to apply for a replacement housing payment for homeowners. The local agency representative will help you complete the form, if you wish. If your claim is not approved or if you have any questions regarding the amount of the payment, the local agency will provide you with a written explanation of the basis for the disapproval or for the amount, and the steps that you may take to have your claim reviewed in accordance with grievance procedures established under regulations of the U.S. Department of Housing and Urban Development. Complete Parts I, II, III, and VI below and, if applicable, Part IV. Consult the local agency as to whether you need a "Dwelling Inspection Report" to complete and submit with this claim.

NOTE: If you received an advance payment, the amount of the advance will be deducted from your claim.

PART I - GENERAL INFORMATION

1. Full Name of Claimant(s): Willie Mae Walton			2. Have all members of the household moved together to a replacement dwelling: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (If "No", complete Part IV on the reverse side)				
Dwelling unit:	Address (Include ZIP code and, if applicable, apartment number)	Number of rooms ¹ or habitable living space (in sq. ft.)	Date that you			Settlement date	Purchase price
			Moved from dwelling	First occupied as owner	Signed purchase contract		
	(a)	(b)	(c)	(d)	(e)	(f)	(g)
3. From which you moved	102 - 06 N. Pratt		6/1/72	2/2/52			\$ 1175.
4. To which you moved	627 N. Kelling Wash	7		6/1/73 ¹			\$ 1579 ²

¹Excluding bathrooms, hallways, and closets.

²Attach a copy of the closing statement and/or other documentation in support of the amount shown.

PART II - INCIDENTAL EXPENSES IN CONNECTION WITH PURCHASE OF REPLACEMENT DWELLING

INSTRUCTIONS: In Column (a), under "Expenses paid directly by claimant," list items which are not recorded on the closing statement and for which you paid directly in connection with the purchase of your replacement dwelling. In Column (b), enter the amounts for each item listed. On the line marked "Subtotal," enter the sum of these amounts. On the line marked, "Items shown on closing statement," enter in Column (b) the total amount paid for items recorded on the closing statement. On the last line of Column (b), enter the sum of the last two amounts shown. If more space is needed, use Part V below. Attach a copy of the closing statement and/or other documentation in support of the amounts shown.

Item (a)	Amount (b)
Expenses paid directly by claimant:	
1.	\$
2.	
3.	
4.	
5.	
Subtotal	\$
Items Shown On Closing Statement	\$
TOTAL	\$

Continued on Reverse Side

Mr. Walton purchased this replacement
having that was inspected by the
City of Portland, certified that it
was up to standard. Subsequence
to this letter it was discovered
that the roof

She was sub. std at time of move-in
She informed us of the Condition but
we did not make the repairs at that time
Because of additional Cost to bring the
dwelling up to std we are approving ~~the~~ ^{the}
~~additions of that cost to the schedule~~ ^{the additions of that cost to the schedule}
The Commission determine that she is entitled to
Full Eli because the total price is
less than the maximum of \$15,000.

Sec. 42.90 para 4
Relo Act of 1970

October 5, 1976

File

J. C. Crölley

Willie May Walton

Mrs. Walton called again about her roof leading. Since Chet Daniels was her advisor at the time of her move, I had to go to storage to get her file. In reviewing her file, Chet had informed her in July 1973 that she had received the limit in relocation funds and there was no financial assistance we could give her. I am advising her to check with Rehab and Finance to see if she is eligible for any assistance at this time.

JCC:eg

*Check @ 900 to
see if work done*

MEMORANDUM

Date July 30, 1973

TO: Ben Webb
FROM: C. Daniels
SUBJECT: Willie Mae Walton

Mrs. Willie Mae Walton was displaced from the Emanuel Hospital area. She was relocated in a house located at 627 N. Killingsworth Court, (phone - 289-6911).

After moving in, it came to Mrs. Walton's attention that she had a water leak in the soffit over her kitchen cabinets. I might say that the ceiling in the kitchen has been lowered and the cabinets modernized. After opening up the ceiling and having a plumber come out to check out the leak, she found that a pipe (drain from upstairs bathroom) was leaking and had been wrapped with tape of some kind.

This house was inspected by the Bureau of Buildings (Electrical and Plumbing as well as structure), but this leak was not detected.

There was very little use made of the upstairs bathroom over the past years. It would appear there was very little opportunity for detection of this code violation.

Mrs. Walton has bids from D & F Plumbing Co. for \$396.44, Fullman Plumbing Co. for \$725, and McCoy Plumbing for \$646.

It has been noted that Mr. Angel from Bureau of Buildings would approve this house on 2/8/73 and that on 2/14/73 PDC received a letter from Bureau of Buildings that all corrections have been met and the substandard condition complies with City code.

Met with Chet Collingsworth of Bureau of Buildings to find out as to why PDC received clearance of the house at 627 N. Killingsworth when Mrs. Walton is receiving notices from the Plumbing Division that violations still exist (dated 7/26/73 - Mr. Angell). Mr. Collingsworth said he told Mrs. Walton that possibly she could get a rehab grant and/or that the work might get done by that method or some such help through that type of program.

Of course, Mrs. Walton has money over the limit in the bank (\$15,000) and would not qualify for rehab grant.

CD:ch

September 11, 1973

D. & F. Plumbing
4636 North Albina Avenue
Portland, Oregon 97219

Gentlemen:

Enclosed is our Warrant No. 828 EH in the amount of \$396.44 representing payment per your invoice no. 71-7491 for work performed for Willie Mae Walton, 627 N. Killingsworth Court.

Very truly yours,

S. Chester Daniels
Relocation Advisor

SCD:b
Enclosure

cc: Willie Mae Walton

PORTLAND DEVELOPMENT COMMISSION1700 S.W. FOURTH AVENUE
PORTLAND, OREGON 97201N^o 828 EHDATE October 10, 19 73PAY TO **D. & F. Plumbing**

\$ 396.44

DOLLARS

TO THE TREASURER OF THE
CITY OF PORTLAND, OREGONAUTHORIZED SIGNATURE
NON-NEGOTIABLE

AUTHORIZED SIGNATURE

Portland Development Commission 224-4800

DETACH BEFORE DEPOSITING CHECK

DATE	INVOICE OR CONTRACT NOS.	DESCRIPTION	AMOUNT
		Reimbursement claim for RHP (additional) filed. Move from 102 N. Knott (Parcel RS-4-4). Plumbing repair - Willie Mae Walton residence - 627 N. Killingsworth Court.	\$396.44

Account Distribution

NO.

TITLE

AMOUNT

0600 / ECO 901

RELOCATION PAYMENT

PROJECT: EmanuelPARCEL: RS-4-4PAYABLE TO: D & F Plumbing

For: ☒ RHP for Homeowners \$ 396.44
☐ Incidental Expenses for Homeowners or Tenants. \$
☐ RHP - Tenants & Certain Others - Rental: Total approved \$; Annual amount \$
☐ RHP - Tenants & Certain Others - Downpayment \$
☐ 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 Willie Mae Walton ☐ Family Less - \$ *Move from 102 N. Knott ☒ Individual Total \$ 396.44

Accounting: Indicate symbol and Accounting No.

 Relocation Payment; Project Cost *()

OK WME

CONNIE McCREADY
COMMISSIONER
DEPARTMENT OF PUBLIC UTILITIES



CITY OF PORTLAND
OREGON

97204

February 14, 1973

BUREAU OF BUILDINGS
CITY HALL

C. N. CHRISTIANSEN, Director

Building Division
C. C. Crank, Chief

Electrical Division
R. A. Niedermeyer, Chief

Plumbing Division
George W. Wallace, Chief

Permit Division
Albert Clerc, Chief

Housing Division
S. J. Chegwiddden, Chief

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

Attn: Chet Daniels

Re: 627 N. Killingsworth Court

Gentlemen:

A reinspection was made by the Housing Division of the property at the above address. Our inspector reports the substandard conditions enumerated in our letter of January 31, 1973, have been corrected and the structures comply with City Housing Regulations at this time.

We further note that the dwelling has been reverted to a legal single-family dwelling by removal of the second story sink under permits.

Yours truly,

C. N. CHRISTIANSEN
BUILDING INSPECTIONS DIRECTOR

S. J. Chegwiddden
Chief Housing Inspector

CMC:vm

cc: Mr. A. L. Gravin
Certified Realty

CONNIE McCREADY
COMMISSIONER
DEPARTMENT OF PUBLIC UTILITIES



CITY OF PORTLAND
OREGON

97204

January 31, 1973

BUREAU OF BUILDINGS

CITY HALL

C. N. CHRISTIANSEN, Director

Building Division
C. C. Crank, Chief

Electrical Division
R. A. Niedermeyer, Chief

Plumbing Division
George W. Wallace, Chief

Permit Division
Albert Clerc, Chief

Housing Division
S. J. Chegwiddden, Chief

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

Attn: Chet Daniels

Re: 627 N. Killingsworth Court

Gentlemen:

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

Our inspector reports the following conditions are in noncompliance with City regulations:

1. Upper section of the cellar stairway lacks a required safety handrail.
2. Cellar area is unapproved for habitable use.
3. Hot water tanks lack drainpipes on the pressure relief valves.
4. Electric panel serving the northeast hot water tank is insecure; several electric lines out of the fuse panels are illegally installed; dryer outlet is unapproved; the electric line serving the closet light fixture in the west second story bedroom is illegally installed.

Please notify the Housing Division of the Bureau of Buildings, 2200 N. E. 24 Avenue, Telephone 288-6077, when the corrections have been completed, under proper permit where required, and a reinspection can be made.

Yours truly,

C. N. CHRISTIANSEN
BUILDING INSPECTIONS DIRECTOR

S. J. Chegwiddden
Chief Housing Inspector

CMC:vm

cc: Mr. A. L. Gravin
Certified Realty
Plumbing & Electrical Div.

MEMORANDUM

Date October 5, 1973

TO: The File

FROM: Chet Daniels

SUBJECT: Willie Mae Walton - Additional RHP

The mix-up came after the first inspection and the removal of the kitchen plumbing to make the house a single family dwelling instead of a two family dwelling as indicated by the inspection dated 1-31-73.

On 2-14-73, I received a letter from the Bureau of Buildings that the sub-standard conditions enumerated in their letter 1-31-73 have been corrected and the structure complies with City Code. However, as I found out from Chet Collingsworth, the letter was written because of a verbal confirmation received by Chet from George Wallace saying that "J. Angell will o.k. 2-8-73". This was also indicated on the copy of the letter dated 1-31-73 in the Bureau of Buildings file, and with permit number just as the verbal notes came to Chet Collingsworth.

Mrs. Walton moved into her new home and after being there several months she was visited by Mr. Angell the plumbing inspector. At that time Mrs. Walton showed him the problem she had with the up stairs bathroom. Mr. Angell cited the condition (I don't believe he realized that he had missed this discrepancy the first time). As I mentioned before, I don't believe the condition could have been discovered before Mrs. Walton moved in. Also, it is not quite clear as to why Mr. Angell happened by the second time.

At this time, I don't know the exact time sequence of Angell and Collingsworth meetings with Mrs. Walton or the exact text of the conversation, however, from what was told me by Collingsworth and Angell, it would appear that they believe her eligible for some type of aid through the re-hab grants, but from my experience with re-hab, Mrs. Walton has personal funds substantially more than would allow her to qualify for a grant. (I might add - she drives a Cadillac too.)

Curran
2-8-73

Geo Wallace - SNY
Answer will in 2-8-73
4225

Copy from
B. & B. Files
Chet Callinworth

Work completion
2-8-73

CHET DANIELS & DAHLER
OF CERTIFIED REALTY -
SINK & RUOONT TO S.F.
STAY & RUOONT TO S.F.
PERMIT ISSUED TO RUOONT
TO S.F. DW. BY RUOONT
OF SECOND STORY SINK -
BUILDING & PLUMBING
PERMIT #

January 31, 1973

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

Attn: Chet Daniels

Re: 627 N. Killingsworth Court

Gentlemen:

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

Our inspector reports the following conditions are in noncompliance with City regulations:

1. ✓ Upper section of the cellar stairway lacks a required safety handrail.
2. Cellar area is unapproved for habitable use.
3. ✓ Hot water tanks lack drainpipes on the pressure relief valves.
4. ✓ Electric panel serving the northeast hot water tank is insecure; several electric lines out of the fuse panels are illegally installed; dryer outlet is unapproved; the electric line serving the closet light fixture in the west second story bedroom is illegally installed.

Please notify the Housing Division of the Bureau of Buildings, 2200 N. E. 24 Avenue, Telephone 283-6977, when the corrections have been completed, under proper permit where required, and a reinspection can be made.

Yours truly,

C. N. CHRISTENSEN
BUILDING INSPECTIONS DIRECTOR

CNC:vm

cc: Mr. A. L. Grovin
Certified Realty
Plumbing & Electrical Div.

S. J. Chagvidden
Chief Housing Inspector

July 30, 1973

Ben Webb

C. Daniels

Willie Mae Walton

Mrs. Willie Mae Walton was displaced from the Emanuel Hospital area. She was relocated in a house located at 627 N. Killingsworth Court, (phone - 289-6911).

After moving in, it came to Mrs. Walton's attention that she had a water leak in the soffit over her kitchen cabinets. I might say that the ceiling in the kitchen has been lowered and the cabinets modernized. After opening up the ceiling and having a plumber come out to check out the leak, she found that a pipe (drain from upstairs bathroom) was leaking and had been wrapped with tape of some kind.

This house was inspected by the Bureau of Buildings (Electrical and Plumbing as well as structure), but this leak was not detected.

There was very little use made of the upstairs bathroom over the past years. It would appear there was very little opportunity for detection of this code violation.

Mrs. Walton has bids from D & F Plumbing Co. for \$396.44, Fulmer Plumbing Co. for \$725, and McCoy Plumbing for \$646.

It has been noted that Mr. Angel from Bureau of Buildings would approve this house on 2/8/73 and that on 2/14/73 PDC received a letter from Bureau of Buildings that all corrections have been met and the substandard condition complies with City code.

Met with Chat Collingsworth of Bureau of Buildings to find out as to why PDC received clearance of the house at 627 N. Killingsworth when Mrs. Walton is receiving notices from the Plumbing Division that violations still exist (dated 7/26/73 - Mr. Angel). Mr. Collingsworth said he told Mrs. Walton that possibly she could get a rehab grant and/or that the work might get done by that method or some such help through that type of program.

Of course, Mrs. Walton has money over the limit in the bank (\$15,000) and would not qualify for rehab grant.

CD:ch

PLUMBING

APPLIANCES

D. & F. PLUMBING CO.

4636 NORTH ALBINA AVENUE, PORTLAND, OREGON 97217

TELEPHONE 282-0993

July 10, 1973

Willie M. Walton,
627 N. Killingsworth Court,
Portland, Oregon.

Dear Mr. Walton:

We propose to furnish necessary plumbing labor and materials to accomplish the following; at 627 N. Killingsworth Court:

1. Replace lead bend to water closet.
2. Replace trap to lavatory on lead waste.
3. Replace trap to lavatory on iron waste.
4. Replace trap to sink.
5. Install relief valve to water heater.

The above five items for the sum of:

Three hundred ninety-six and 44/100 dollars. (\$396.44)

Cordially,

D & F PLUMBING CO.

J. C. Cowan
J. C. Cowan

APPROVED: _____

Date _____, 1973

INVOICE

TELEPHONE 282-0993

. & F. PLUMBING CO.
4636 NORTH ALBINA AVENUEPORTLAND, OREGON 97217 Sept. 12 19 73Willie M. Walton
627 N. Killingsworth Court
Portland, Oregon

No 71- 7491

QUANTITY

DESCRIPTION

PRICE

Replace lead bend, relief valve and primer, per quote

\$396.44

*Work is Done -
- Not Paid as yet*

TERMS: CASH ON COMPLETION OF WORK.

MAXIMUM LEGAL INTEREST CHARGED ON ALL PAST DUE ACCOUNTS.

285-1988

Warrant Number

PORTLAND DEVELOPMENT COMMISSION

1700 S.W. FOURTH AVENUE
PORTLAND, OREGON 97201

N^o 698 EH

DATE February 26, 1973

PAY TO **Willie Mae Walton and William V. Bierck**

\$ **12,816.00**

DOLLARS

TO THE TREASURER OF THE
CITY OF PORTLAND, OREGON

28

NON-NEGOTIABLE

AUTHORIZED SIGNATURE

Portland Development Commission · 224-4800

DETACH BEFORE DEPOSITING CHECK

DATE	INVOICE OR CONTRACT NOS.	DESCRIPTION	AMOUNT
		Reimbursement per Claim for Relocation Payments filed. Move from 102 N. Knott (Parcel RS-4-4).	
		RHP for Homeowners	\$9,896.00
		Fixed Moving Payment	220.00
		Dislocation Allowance	200.00
		Business in Lieu Payment	<u>2,500.00</u>
			<u>\$12,816.00</u>

*Sent to Dan Stark
2/27/73
(12)*

Account Distribution

NO. TITLE AMOUNT

0600 E60 901

RELOCATION PAYMENT

Project: EmanuelParcel: RS-4-4Payable to: Willie Mae Walton and William V. Bierek

Amount

For: ☒ RHP for Homeowners \$ 9,896.
☐ Incidental Expenses for Homeowners (if separate claim) \$
☐ RHP for Tenants & Certain Others:
Rental: Total approved \$ _____; Annual amount. . . . \$
or Purchase: \$
☒ Fixed Moving Payment \$
☒ Dislocation Allowance. \$ 220.
Actual Moving Costs. \$ 200.
Storage Costs (if separate claim). \$
Business: Moving Expenses. \$
☒ Business: In Lieu Payment. \$
Business: Storage Costs. \$ 2500.
Business: Loss of Property \$
Business: Searching Expenses \$

Name of Client Willie Mae Walton

Less - \$ _____ *

Move from 102 N. KnottTotal \$ 12816

Accounting: Indicate symbol & Acct. No.

_____ Relocation Payment; _____ Project Cost * (_____)

JMT

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

NAME, ADDRESS AND ZIP CODE OF LOCAL AGENCY
Portland Development Commission
1700 S. W. Fourth Avenue
Portland, Oregon 97201

PROJECT NAME (if applicable)
Emanuel

Project Number: 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 Willie Mae Walton Family x Individual

2. DATE(S) OF MOVE 3-1-73

3. DWELLING UNIT FROM WHICH YOU MOVED PARCEL NO. RS-4-4
a. Address 102 N. Knott
b. Apartment, Floor, or Room Number
c. Was it furnished with your own furniture?
x Yes No
d. Number of rooms occupied (excluding bathrooms, hallways, and closets: 5 (4 plus storage)
e. Date you moved into this address: 2-22-52

4. DWELLING UNIT TO WHICH YOU MOVED
a. Address (include ZIP Code) 627 N. Killingsworth Court 97211
b. Apartment, Floor, or Room Number
c. Were household goods moved to or from storage?
 Yes x No
If "Yes", complete table, "Statement of Claim for Storage Costs"

5. TOTAL CLAIM (if 5 b. marked above)
Dislocation Allowance \$200.00
Fixed Moving Payment 220.00
(Consult local agency) Total \$ 420.00

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

2/7/73
Date

Willie Mae Walton
Signature of Claimant

(For Local Agency Use Only)

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

NAME AND ADDRESS OF CLAIMANT:

Willie Mae Walton
102 N. Knott

NAME OF LOCAL AGENCY:

Portland Development Commission

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

1. Does claimant meet basic eligibility requirements? ☒ Yes ☐ No

If "No," explain:

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

Date items inspected: _____
Month-Day-Year

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

☐ Yes ☒ No

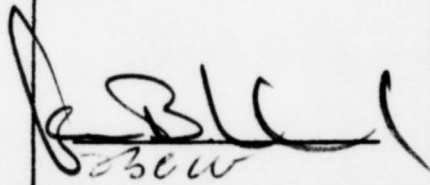
If "Yes," explain basis for approved amount:

4. CERTIFICATION

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

(For Local Agency Use Only)

(Complete either A or B:)

Item	Amount <u>1/</u>	Authorized Signature	Date
A. Fixed Payment and Dislocation Allowance	\$		
1. Fixed payment \$ <u>200.00</u>			
2. Dislocation allowance \$ <u>220.00</u>			
3. Total <u>less</u> <u>714</u> \$ <u>420.00</u>	<u>420.00</u>		<u>2-23-73</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
		\$			\$

CLAIM FOR REPLACEMENT HOUSING PAYMENT FOR
HOMEOWNERS

NAME, ADDRESS, AND ZIP CODE OF DISPLACING AGENCY
Portland Development Commission
1700 S. W. Fourth Avenue
Portland, Oregon 97201

PROJECT NAME (if applicable)
Emanuel

PROJECT NUMBER: R-20

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

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

1. FULL NAME OF OWNER-OCCUPANT CLAIMANT (as shown in deed to displacing agency or in condemnation proceeding) Willie Mae Walton
_____ Family ☒ Individual
2. DATE OF DISPLACEMENT: 3-1-73
Parcel No. RS-4-4

3. INFORMATION IN SUPPORT OF CLAIM

A. Differential Payment

Part I. Data on dwelling unit from which you moved

1. Address of dwelling unit from which you moved 102 N. Knott
2. Date you first occupied this dwelling as the owner 2-22-52
Month-Day-Year
3. Number of bedrooms in the dwelling 2
4. Date of initiation of negotiations for local agency acquisition of dwelling 3-15-72
5. Payment made by local agency for the dwelling \$ 4,125

Part II. Data on dwelling unit to which you moved

6. Address of dwelling unit to which you moved (include ZIP Code)
627 N. Killingsworth Court 97211
7. Number of bedrooms in replacement dwelling _____
8. Purchase price of the replacement dwelling \$ 15,000

9. Complete either a. or b.:

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

Date you signed purchase agreement _____ Date of Settlement _____
Month-Day-Year Month-Day-Year

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

Date you signed purchase contract 1-25-73 Date of settlement _____
Month-Day-Year Month-Day-Year

Date you expect to occupy 3-1-73
Month-Day-Year

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

x Schedule _____ Comparative

B. Interest Payment

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

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

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

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

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

2/7/73
Date

William M. Zalta
Signature of Owner-Occupant (s)

PORTLAND DEVELOPMENT COMMISSION1700 S.W. FOURTH AVENUE
PORTLAND, OREGON 97201N^o 769 EHDATE June 11, 1973PAY TO **Willie Mae Walton**

\$ 34.50

DOLLARS

TO THE TREASURER OF THE
CITY OF PORTLAND, OREGONAUTHORIZED SIGNATURE
NON-NEGOTIABLE

AUTHORIZED SIGNATURE

Portland Development Commission 224-4800

DETACH BEFORE DEPOSITING CHECK

DATE	INVOICE OR CONTRACT NOS.	DESCRIPTION	AMOUNT
		Reimbursement per Claim for Incidental Expenses filed. Move from 627 N. Killingsworth (Parcel RS-4-4)	\$34.50
		Rec. 6/12/73/ Willie Mae Walton	

Account Distribution

NO. TITLE AMOUNT

0600 EGO 901

RELOCATION PAYMENT

PROJECT: EMANUEL

PARCEL: RS-4-4

PAYABLE TO: Willie Mae Walton

For: <u>RHP for Homeowners</u>	.....	\$
<u>X</u> Incidental Expenses for Homeowners or Tenants	.....	\$	34.50
<u> </u> RHP - Tenants & Certain Others - Rental: Total approved \$	.....	\$
<u> </u> RHP - Tenants & Certain Others - Downpayment	.....	\$
<u> </u> Settlement Costs (on acquisition by LPA only)	.....	\$
<u> </u> Interest Expense	.....	\$
<u> </u> Fixed Moving Payment	.....	\$
<u> </u> Dislocation Allowance	.....	\$
<u> </u> Actual Moving Costs	.....	\$
<u> </u> Storage Costs	.....	\$
<u> </u> Business: Moving Expenses	.....	\$
<u> </u> Business: In Lieu Payment	.....	\$
<u> </u> Business: Storage Costs	.....	\$
<u> </u> Business: Loss of Property	.....	\$
<u> </u> Business: Searching Expenses	.....	\$

Name of Client Willie Mae Walton ☐ Family Less - \$ *

Move from 627 N. Killingsworth ☒ Individual Total \$ 34.50

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

mc

CLAIM FOR REPLACEMENT HOUSING PAYMENT FOR HOMEOWNERS

NAME AND ADDRESS OF DISPLACING AGENCY

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

PROJECT NAME

Emanuel

PROJECT NO.

R-20

PARCEL NO.

RS-4-4

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

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

1. FULL NAME OF OWNER-OCCUPANT CLAIMANT (as shown in deed to displacing agency or in condemnation proceeding) 2. DATE OF DISPLACEMENT:

Willie Mae Walton

☐ Family

☒ Individual

Amount of differential payment claimed

\$ _____

Amount of interest payment claimed

\$ _____

Costs incidental to purchase

\$ 34.50

TOTAL

\$ 34.50

Minus adjustments

Explanation: _____

-\$ _____

Total Replacement Housing Payment for Homeowner: \$ 34.50

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

5/23/73

Date

Willie Mae Walton

Signature of Owner-Occupant(s)

CERTIFICATION OF LOCAL AGENCY

This is to certify that the property purchased by the claimant has been inspected and the property was occupied by the claimant within one year following his displacement. I further certify that I have examined this claim and have found it to be in accord with the applicable provisions of Federal law and the regulations issued by the Department of Housing and Urban Development pursuant thereto. Therefore, this claim is hereby approved and payment in the amount of \$ 34.50 is authorized.

[Signature]

6-6-73

Date

[Signature]

Authorized Signature

RECORD OF PAYMENT

Date of Payment: 6-11-73

Check No. 769EH

Amount: \$ 34.50

A. COMPUTATION OF DIFFERENTIAL PAYMENT

Required Information

1. Actual purchase price of replacement housing: \$ _____
2. Cost of comparable replacement dwelling (cost based on:
 Schedule Comparable Other) \$ _____
 Sq.Ft. of former dwelling No. of bedrooms
3. Acquisition payment made by agency for claimant's former dwelling \$ _____

Computation

4. Line 1 or Line 2, whichever is less \$ _____
5. Minus Line 3 - \$ _____
6. Amount of differential payment or \$15,000, whichever is less \$ _____
7. Total approved \$ _____

B. REQUIRED DOCUMENTATION

1. If claimant purchased and occupies replacement dwellings:
 - a) Date purchase agreement signed (earnest money) Date: _____
 - b) Date of settlement (closing) Date: _____
2. If claimant has purchased but does not occupy replacement dwelling:
 - a) Purchase contract signed Date: _____
 - b) Date of settlement Date: _____
 - c) Date of expected occupancy Date: _____

C. INCIDENTAL EXPENSES (List incidental expenses incurred by claimant in connection with purchase of 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)
Escrow Fee	\$ 32.50	\$	\$ 32.50	\$ 32.50
Escrow Fee	2.00		2.00	2.00
TOTAL	\$ 34.50	\$	\$ 34.50	\$ 34.50

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



title insurance

escrows

ESCROW NO. **505357**

Title Insurance Company of Oregon

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

ESCROW DEPARTMENT STATEMENT

WALTON, Willie Mae**GRAVEN, Albert L.**WASHINGTON COUNTY OFFICE
12012 S. W. CANYON ROAD
BEAVERTON, OREGON 97005
646-8181CLACKAMAS COUNTY OFFICE
112 - 11TH STREET
OREGON CITY, OREGON 97045
656-5243EAST SIDE OFFICE
1350 S. E. 122nd AVENUE
PORTLAND, OREGON 97233
255-9103**May 25**, 19**73**

DESCRIPTION		DEBITS		CREDITS	
627 N. Killingsworth		\$		\$	
Funds from P.D.C.				12,816 00	
Deposit	E.M. Deposit (Broker)			200 00	
Demand		15,000 00			
Title Insurance Policy					
Broker's Commission					
Escrow Fee	1/2	32 50			
Taxes					
RECORDING					
Deed	to				
Assignment of Contract	to Walton	2 00			
Trust Deed	to				
Mortgage	to				
Release of	to				
Taxes Prorated	(\$335.48) 5-25-73 to 6-1-73	13 98			
Insurance Prorated					
Fuel Prorated					
Rents Prorated					
Balance due on contract as of 5-15-73				10,748 30	
Plumbing Repair		29 59			
Electrical Repair Bill - 1/2		141 44			
PAID: Saling - Dodd Insurance Co.					
3 yr. Insurance Premium		114 00			
Balance Due					
Balance—Our Check Herewith		8,430 79			
TOTAL		23,764 30		23,764 30	

This covers money settlement only.
Any papers to which you are entitled
will follow later.Title Insurance Company of Oregon
BY *Barbara Baker*



title insurance

escrows

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
646-8181

EAST SIDE OFFICE
1350 S. E. 122ND AVENUE
PORTLAND, OREGON 97233
255-9103

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

May 30, 1973

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

Attention: S. Chester Daniels
Relocation Advisor

Gentlemen

Our Escrow No. 505357
Willie Mae Walton

In connection with the above numbered escrow, we are enclosing buyers and sellers Escrow Statements of receipts and disbursements.

Thank you for the opportunity to be of service to you.

Barbara Baker

Barbara Baker
Escrow Officer

BB:mb

Enclosures - 2



title insurance

escrows

ESCROW NO. **505357**

GRAVEN, Albert L.

WALTON, Willie Mae

Title Insurance Company of Oregon

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

ESCROW DEPARTMENT STATEMENT

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

CLACKAMAS COUNTY OFFICE
112 - 11TH STREET
OREGON CITY, OREGON 97045
656-5243

EAST SIDE OFFICE
1350 S. E. 122nd AVENUE
PORTLAND, OREGON 97233
255-9103

May 29, 1973

DESCRIPTION	DEBITS		CREDITS	
	\$		\$	
627 N. Killingsworth				
Deposit				
Demand				
Title Insurance Policy				
Broker's Commission				
Escrow Fee				
Taxes				
RECORDING				
Deed				
Trust Deed				
Mortgage				
Release of				
Taxes Prorated ((\$335.48) 5-25-72 to 7-1-73)				
Insurance Prorated				
Fuel Prorated				
Rents Prorated				
Credit for 1/4 of Electrical repair				
Credit Purchaser Balance due on Contract				
PAID: Bureau of Water Works - Final Bill				
PAID: City of Portland - Side Walk Lien				
Balance Due				
Balance—Our Check Herewith				
TOTAL				

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

Title Insurance Company of Oregon
BY *Barbara Baker*

May 23, 1973

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

Gentlemen:

This is to advise you that Mr. William V. Bierek, Attorney at Law, is no longer my attorney.

Please issue my Replacement Housing Payment to Title Insurance Company of Oregon, Escrow Account # 505-357, attention: Mrs. Baker, to be used to purchase my replacement housing.

This letter and instructions supercede any instructions previously given you.

Willie Mae Walton
Willie Mae Walton



EARNEST MONEY RECEIPT

City Portland State Oregon Jan 25, 1973

RECEIVED FROM William Mac Walton

A Single Woman

(hereinafter called "purchaser")

the sum of One thousand Dollars (\$ 1,000.00)

in the form of NOTE 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 situated at 627 N Killingsworth Court
N 1/2 of Lot 627 100' x 30' Patten Subdiv of 7th Patten Tract

Five thousand which we have this day sold to said purchaser

for the sum of Five thousand Dollars (\$ 5,000.00)

on the following terms, to-wit: The sum, hereinabove received for, of One thousand Dollars (\$ 1,000.00)

• On owners acceptance, as additional earnest money, the sum of Five hundred Dollars (\$ 500.00)

Upon acceptance of title and delivery of deed the sum of Two thousand Five hundred Dollars (\$ 2,500.00)

Balance of Eleven thousand Dollars (\$ 11,000.00)

payable as follows: purchaser to assume present contract balance of

11,000 plus interest payable at 12.5% per month

includes 7 1/2% interest and taxes included

purchaser also maintain right to pay more or principal

balance in full or in part as may be desired

subject to the terms of the contract

A title insurance policy from a reliable company insuring marketable title in seller is to be furnished purchaser in due course of seller's expense; preliminary to closing, seller may furnish a title insurance company's title report showing its willingness to issue title insurance, which shall be conclusive evidence as to seller's record title.

It is agreed that if seller does not approve this sale within the period allowed broker below in which to secure seller's acceptance, or if the title to the said premises is not insurable or marketable, or cannot be made so within thirty days after notice containing a written statement of defects is delivered to seller, the said earnest money shall be refunded. But if said sale is approved by seller and title to the said premises is insurable or marketable and purchaser neglects or refuses to comply with any of said conditions within ten days after the said evidence of title is furnished and to make payments promptly, as hereinabove set forth, then the earnest money herein received for (including said additional earnest money) shall be forfeited to seller as liquidated damages and this contract thereupon shall be of no further binding effect.

The property is to be conveyed by good and sufficient deed free and clear of all liens and encumbrances except zoning ordinances, building and use restrictions, reservations in Federal patents, easements of record and other

All irrigation, plumbing and heating fixtures and equipment including stoker and oil tanks but excluding fire place fixtures and equipment, water heaters, electric light fixtures, light bulbs and fluorescent lamps, bathroom fixtures, venetian blinds, drapery and curtain rods, window and door screens, storm doors and windows, attached linoleum, attached television, shrubs and trees and all fixtures except NO EXCEPTION

Purchaser is concerned about water on basement floor just coming from water
to be left upon the premises as part of the property purchased. The following personal property is also included as a part of the property for said purchase price:

Refrigerator, sofa, chairs, up stairs to be left, kitchen to be replaced

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

Possession of said premises is to be delivered to purchaser on or before MARCH 1973 or as soon thereafter as existing laws and regulations will permit removal of tenants, if any. Time is the essence of this contract. This contract is binding upon the heirs, executors, administrators, successors and assigns of buyer and seller. However, the purchaser's rights herein are not assignable without written consent of seller. In any suit or action brought on this contract the losing party therein agrees to pay the prevailing party therein (1) the prevailing party's reasonable attorney's fees in such suit or action to be fixed by the trial court, and (2) on appeal if any, similar fees in the appellate court, to be fixed by the appellate court.

Address 2712 NE 4th St Broker Artificial Billy Co

Phone 234-7553 560-3380 By Ralph H. H. H.

AGREEMENT TO PURCHASE

I hereby agree to purchase the property herein described in its present condition and to pay the price of \$ 14,500.00, as set forth above and grant to said agent a period of 5 days hereafter to secure seller's acceptance hereof, during which period my offer shall not be subject to revocation. Said deed or contract to be in name of AS ABOVE

Address 102 N Kent Purchaser William Mac Walton (SEAL)

Phone 227-8625 (SEAL)

AGREEMENT TO SELL

I hereby approve and accept the sale of above described property and the price and conditions as set forth in above contract, and I hereby acknowledge the receipt of the earnest money provided, also the said deed when received.

Address 627 N Killingsworth Court Seller Ar. H. H. H. (SEAL)

Phone 285-1988 (SEAL)

DELIVER PROMPTLY TO PURCHASER, either manually or by registered mail, a copy hereof showing seller's acceptance.

Purchaser acknowledges receipt of the foregoing instrument bearing his signature and that of the seller showing acceptance.

DATE: _____ Purchaser: _____

Copy hereof showing Seller's signed acceptance sent purchaser by registered mail to purchaser's above address (return receipt requested) on _____ 19____
Return receipt card received and attached to broker's copy _____ 19____

Closing Dept
Nancy
To Redem. note

CITY OF PORTLAND, OREGON
BUREAU OF BUILDINGS
PLUMBING DIVISIONNOTICE
BOOK

Location 627 North Killingsworth Court Date July 26, 19 73
Agent _____
Owner Mrs. Willie Mae Walton Address _____

NOTICE OF DEFECTS IN PLUMBING DIVISION

Your attention is called to the following defects in the plumbing system at the above address. Please have these defects corrected to comply with the Plumbing Code, Ordinance No. 77482. If you desire further explanation as to the corrections required, please call 248-4225 between the hours of 8:00 and 9:30 a.m. and ask for Mr. Angell of the Plumbing Division, who will arrange to meet you on the premises.

A recent plumbing inspection at the above address revealed the following violations:

Kitchen sink has illegal waste and trap.
Pressure relief valve and drain on the water heater are non-code.
Waste and trap assembly on wash basin in upstairs bath is illegal.
Wastes in floor of upstairs bath in disrepair.

If further information is desired, please contact this office.

GW:DH

cc: Housing Division

CHIEF PLUMBING INSPECTOR

By

George H. Wallace

September 28, 1973

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

Gentlemen:

You are hereby authorized to make my Replacement Housing Payment
in the amount of \$396.44 payable to D & F Plumbing Co.

Willie Mae Walton

September 27, 1973

The File

Chet Daniels

Willie Mae Walton

Under the provisions set forth in the Relocation Act of 1970 Section 42.90 para. 4., we are requesting that an additional Replacement Housing Payment of \$396.44 be made to Mrs. Willie Mae Walton to pay for correcting a sub-standard plumbing condition which was found after an inspection by the Bureau of Buildings and her eventual move in.

Mrs. Walton has contracted D & F Plumbing at 4636 N. Albina Ave. to do the work under a City plumbing permit. The work is completed.

Enclosed is a copy of the list of work performed and a resume of the circumstances leading up to the discovery of the sub-standard condition.

February 20, 1973

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

Gentlemen:

Please forward my total relocation benefit, computed under the
Relocation Act of 1970 through my attorney, Mr. William V. Bierek,
108 Lloyd Plaza, Portland, Oregon.

Thank you,

Willie Mae Walton

Willie Mae Walton

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

ATTORNEYS AND COUNSELORS AT LAW

BOISE CASCADE BUILDING

PORTLAND, OREGON 97201

TELEPHONE 222-9966

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

May 15, 1973

MEMORANDUM TO BEN WEBB

FROM: JIM GRIFFIN

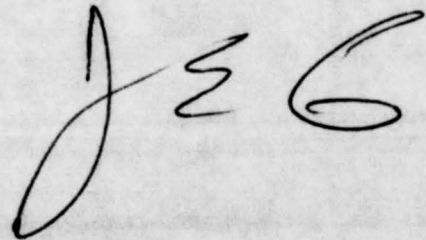
RE: EMANUEL RS 4-4

Dear Ben:

Here is an original and copy of affidavit from Clark's husband and Polk's wife. I don't know their first names, and they should be filled in. The originals should be signed before a Notary Public and notarized with stamp and returned to me.

Thanks for your help.

JEG:an

A handwritten signature in dark ink, consisting of the letters 'J', 'E', and 'G' in a stylized, cursive-like font. The 'J' is large and loops around the 'E' and 'G'.

May 25, 1973

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

Attention: Mrs. Baker

Re: Willie Mae Walton
Escrow Account # 509-357

Enclosure:

Enclosed to our Account No. 509 EM in the amount of \$12,816.00,
representing the balance of the Escrow Account to be disbursed to the
above subject under amount for disbursement to Willie Mae
Walton upon written authorization by the Commission that she
has purchased and owns certain real estate.

Very truly yours,

February 13, 1973

Mr. Don Stark
Williams, Montague, Stark,
Hiefield & Norville, P. C.
Attorneys at Law
Boise Cascade Building
1600 S. W. Fourth Avenue
Portland, Oregon 97201

Re: Walton, Parcel RS 4-4
Emanuel Project

Dear Don:

I believe it was mentioned to me sometime in the past that you wished to be notified about Walton's relocation payments. Mrs. Walton is submitting a claim for a replacement housing payment in the amount of \$9,896 for the purchase of a new house at 627 N. Killingsworth, and for a moving allowance of \$420. Also, she is presenting a claim for a business in-lieu payment based on the loss of her apartment rental income; this claim will probably be approved for the amount of \$2,500.

Normally the replacement housing payment and the moving allowance are made payable to an escrow company for disbursement at the time of closing on the new dwelling. The in-lieu payment is made payable directly to the business and disbursed immediately after the business vacates the project. If there are no problems from your end, we will probably follow this procedure. The claims have not as yet been approved for payment, but we expect to have everything ready sometime next week. Let us know if there should be any special instructions.

V. Stanley Jones
Relocation Supervisor

VSJ:k

February 20, 1973

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

Gentlemen:

Please forward my total relocation benefit, computed under the Relocation Act of 1970 through my attorney, Mr. William V. Blarek, 108 Lloyd Plaza, Portland, Oregon.

Thank you,

Willie Mae Walton

February 27, 1973

Mr. Don Stark
Attorney at Law
Boise Cascade Building
1600 S. W. Fourth Avenue
Portland, Oregon 97201

Dear Don:

Enclosed is warrant number 698 EM in the amount of \$12,816.00 which represents Mrs. Willie Mae Walton's Replacement Housing Payment, Fixed Moving Expense, Dislocation Allowance and Business in Lieu payment. In accordance with your letter of February 16, 1973, we are forwarding this warrant through you to Mr. William V. Blerek, Attorney for Mrs. Walton, who will act as an escrow agent for disbursement of these funds.

However, under the Relocation Act of 1970, these funds cannot be disbursed until Mr. Blerek receives written notice from the Portland Development Commission that Mrs. Walton has moved into 627 N. Killingsworth Court and that the house is standard. Also, to expedite this transaction, Mr. Blerek should send to Title Insurance Company of Oregon, 405 S. W. Fourth Avenue, Portland Oregon, Escrow #295357 sufficient funds to close the pending purchase of the property at 627 N. Killingsworth so that Mrs. Walton can move. This amount is paid from funds other than the aforementioned \$12,816.00.

We appreciate your cooperation in this matter. Please contact us if you have any questions or need further information.

Very truly yours,

S. Charles Daniels
Relocation Advisor

SCD:h
Encl.

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

ATTORNEYS AND COUNSELORS AT LAW
BOISE CASCADE BUILDING
PORTLAND, OREGON 97201

TELEPHONE 222-9966

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

February 16, 1973

Mr. W. Stanley Jones
Relocation Supervisor
Portland Development Commission
235 N. Monroe Street
Portland, Oregon 97227

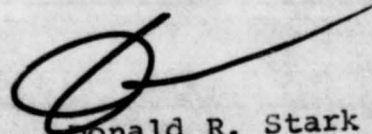
Re: Walton, Parcel RS 4-4
Emanuel Project

Dear Stan:

In reference to the above property, I had agreed with Mrs. Walton's attorney that the relocation payment would be escrowed through her attorney so that he would be able to protect his fee. It probably should be made through this office by letter.

Very truly yours,

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



Donald R. Stark

DRS:avh

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

ATTORNEYS AND COUNSELORS AT LAW

BOISE CASCADE BUILDING

PORTLAND, OREGON 97201

TELEPHONE 222-9968

DAVID R. WILLIAMS
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PRESTON C. HIEFIELD, JR.
OLIVER J. NORVILLE
JAMES E. GRIFFIN
LARRY C. HAMMACK
RICHARD E. ALEXANDER

November 29, 1972

Mr. William V. Bierek
Attorney at Law
1425 N. E. Irving Street
Portland, Oregon 97232

Dear Mr. Bierek:

Pursuant to your request I am enclosing an option which was executed by Mrs. Walton and presented to the Development Commission. I am also enclosing a stipulation for entry of judgment in the amount of \$16,500 without costs or attorneys' fees.

I do not at this time have any of the details of any relocation benefits payable to Mrs. Walton. I am, however, advising Mr. Daniels, who is working with Mrs. Walton, to make all relocation payments through this office and not directly to Mrs. Walton. Upon entry of a judgment in this case, Mrs. Walton will have 60 days to vacate the premises without any charge for rent so far as her own living quarters are concerned.

Very truly yours,

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

Donald R. Stark

DRS:avh
Encls.
cc - Chat Daniels

P. S. When I dictated the above letter I was not aware that the original option which had been given to the Development Commission on November 21st was in the amount of \$16,300. This apparently was the original form sent to her before we obtained a third appraisal. One of our agents went out to her recently and had her sign a new option for \$16,500. The originals of both of these options are enclosed.

DRS.

MEMORANDUM

Date: June 9, 1972

TO: Don Stark
FROM: Chat Daniels
RE: Parcel RS 4-4, Emanuel Hospital Project

My contact with Willie Mae Walton has been very limited. I met with her on two occasions, 2-14-72 and again on 3-13-72; however she has agreed to meetings on other occasions but has not shown up for the appointments.

During the 3-13-72 meeting we discussed her relocation benefits. She took the position that she wanted the maximum benefits, or cash to find a comparable living accommodation. She is now living in a 2-bedroom apartment in the fourplex at 102-106 N. Knott Street (RS 4-4).

Based on the PDC option of \$16,500, Mrs. Walton's unit would be worth \$4,125 ($\frac{1}{4}$ of the total option amount). The difference between the \$4,125 and \$14,639, the maximum for a replacement dwelling on the fixed schedule would be \$10,514. This would be the maximum RHP we could give Mrs. Walton using the figure from the fixed schedule for a 2-bedroom house or apartment in any multi-unit structure.

PDC Option	\$ 16,500
Maximum for 2-bedroom unit on fixed schedule	\$ 14,639
less: Value of Mrs. Walton's present unit	<u>4,125</u>
Maximum total RHP	<u>10,514</u>
Total to Mrs. Walton (Option & RHP):	\$ 27,014

This maximum RHP amount is based on Mrs. Walton buying:

1. A house priced at \$14,639.
2. A Duplex priced at \$29,278.
3. A Fourplex priced at \$58,556.
4. Or any number of units with a per unit cost of at least \$14,639.

A reduction in the per unit cost of the replacement dwelling would mean a reduction in the total RHP whether Mrs. Walton buys a house or apartments. Also,

DATED this 7 day of 2 19 73.

The undersigned does hereby consent and agree that all personal property left by me in the premises at 102 W. Knappa
_____, Portland, Oregon may be considered and treated by the PORTLAND DEVELOPMENT COMMISSION as abandoned property and disposed of without incurring any obligation or liability to account to me therefore.

Willie Mae Walton
(firm name)

by: _____

Dwelling Unit Inventory

<u>QUANTITY</u>	
<u>2</u>	Beds & Springs
<u>2</u>	Bedroom Chair
<u>1</u>	Breakfast Table
<u>4</u>	Breakfast Table Chairs
_____	Bridge Lamp & Shade
_____	Buffet
<u>2</u>	Chest of Drawers
<u>1</u>	Coffee Table
<u>1</u>	Couch
_____	Davenport
<u>1</u>	Desk
_____	Dining Table
_____	Dining Chairs
<u>1</u>	Dresser
<u>2</u>	End Table
_____	Floor Lamp & Shade
<u>2</u>	Mirror

<u>QUANTITY</u>	
<u>1</u>	Night Stand
<u>1</u>	Occasional Chair
_____	Overstuffed Chair
_____	Overstuffed Rocker
<u>1</u>	Range
<u>1</u>	Refrigerator: Brand _____
<u>1</u>	Rocker
<u>2</u>	Rug & Pad: Size _____
<u>1</u>	Stool
<u>3</u>	Table Lamp & Shade
<u>2</u>	Table, small
_____	Vanity & Bench
<u>3</u>	Suitcases
<u>1</u>	Trunks
<u>✓</u>	Cartons, Boxes, Etc.
<u>✓</u>	Clothes
<u>✓</u>	Bedding & Linens

Miscellaneous (List Items)

<u>TV</u>	_____
<u>Stereo & Radio</u>	_____
<u>hassoc</u>	_____
<u>other items stored</u>	_____
_____	_____
_____	_____

COMMENTS:

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.

William Walton

2/9 / 73
date



OREGON ASSOCIATION OF REALTORS - OFFICIAL EARNEST MONEY CONTRACT

Portland, Oregon, December 10, 1972

1. Received of Willie Mae Walton note hereinafter called "purchaser."
2. The sum of \$ 200.00 in the form of (note) as earnest money and part payment for the purchase of the following described real estate
3. situated in the City of Portland County of Multnomah and State of Oregon, to wit: Real Property
4. commonly known as 3335 N. Willis Peninsula addition lot 1-5 Block 5
5. LOT 512C 100' x 125' which we have this day sold to the said purchaser, subject to the approval of the seller.
6. for the sum of Seventeen Thousand Five Hundred Dollars Dollars \$ 17,500.00
7. on the following terms, to wit: The sum, hereinabove receipted for, of \$ 200.00
8. { on Owner's acceptance } as additional earnest money, the sum of \$ _____
9. Upon acceptance of title and delivery of deed ~~as contract~~, the sum of \$ _____ \$ 17,300.00
10. The balance of Seventeen Thousand Three Hundred and 00/100 Dollars \$ 17,300.00
11. payable as follows: Based on purchaser's ability to obtain relocation benefit from the Portland
12. Development Commission of approximately \$9,500.00 and \$670.00 in loan costs, and reserves,
13. her ability to obtain a conventional loan in the amount of \$8,000.00. Purchaser to apply
14. for said loan within one week from seller's acceptance of this offer. This transaction is
15. subject to purchaser qualifying for said loan. Sewer connected, and fee paid.
16. The purchaser shall reimburse the seller for sums held in the reserve account on any indebtedness assumed in this transaction, in addition to the purchase price.
17. The seller shall furnish to the purchaser in due course a title insurance policy in the amount of the purchase price of the real estate from a title insurance company
18. showing good and marketable title. Prior to closing the transaction, the seller, upon request, will furnish to the purchaser a preliminary report made by a title insurance
19. company showing the condition of the title to said property. It is agreed that if the seller does not approve the above sale within the period allowed Realtor below in which
20. to secure seller's acceptance, or if the title to the said premises is not marketable, or cannot be made so within thirty days after notice containing a written statement of
21. defects is delivered to seller, or if the seller, having approved said sale fails to consummate the same, the earnest money herein receipted for shall be refunded, but the
22. acceptance by the purchaser of the refund does not constitute a waiver of other remedies available to him.
23. But if the above sale is approved by the seller and the title to the said premises is marketable, and the purchaser neglects or refuses to comply with any of the con-
24. ditions of this sale within ten days from the furnishing of a preliminary title report and to make payments promptly, as hereinabove set forth, the earnest money and
25. additional earnest money, herein receipted for shall be forfeited to the undersigned Realtor to the extent of his agreed upon fee, and the residue, if any, shall be retained by the
26. seller as liquidated damages and this contract thereupon shall be of no further binding effect. The property is to be conveyed free and clear of all liens and encumbrances to date
27. except zoning ordinances, building and use restrictions, reservations in Federal patents, and No Exceptions
28. _____
29. All light fixtures and bulbs, fluorescent lamps, Venetian blinds, window and door screens, storm windows and doors, linoleum, attached television antennas, curtain, towel
30. and drapery rods, shrubs and trees, and irrigation, plumbing and heating equipment, except fireplace equipment that is not attached in any manner to the structure, and all
31. fixtures except None
32. are to be left upon the premises as part of the property purchased. The following personal property is also included as part of the property purchased for said purchase price:
33. Drapes
34. Seller and purchaser agree to prorate the taxes for the current tax year, rents, interest, and other items as of Date of possession
35. Premiums for existing insurance may be prorated or a new policy issued at purchaser's option. Purchaser agrees to pay the seller for fuel, if any, in storage tank at date of
36. possession. Encumbrances to be discharged by seller may be paid at his option out of purchase money at date of closing.
37. SELLER AND PURCHASER AGREE THAT SUBJECT SALE { will } be closed in escrow, the cost of which shall be shared equally between seller and purchaser. Possession of
38. the above described premises is to be delivered to the purchaser on or before after recording of deed, or as soon thereafter as existing laws and
39. regulations will permit removal of tenants, if any. Time is of the essence of this contract. SPECIAL CONDITIONS: The seller understands a city
40. inspection is required. Code requirements shall not exceed \$800.00 cost to seller. Purchaser
41. to have rights of paying cash rather than applying for conventional loan. Any additional
42. code requirements costs above \$800.00 to be charged to buyer.
43. Realtor's Address: 5507 N. Lombard Street Portland, Ore. E. G. Stassens, Inc. Realtor
44. Realtor's Phone 285-5501 By: Bice Urbeauer Agent
44. AGREEMENT TO PURCHASE Date December 10, 19 72 A.M. _____ P.M. _____
45. I hereby agree to purchase the above described property in its present condition at the price and on the terms and conditions set forth above, and grant said Realtor a
46. period of 3 days hereafter to secure seller's acceptance hereof, during which period my offer shall not be subject to revocation. Deed or contract is to be pre-
47. pared in the name of Willie Mae Walton
48. I acknowledge receipt of a copy of the foregoing offer to buy and earnest money receipt bearing my signature and that of the Realtor.
49. Address 102 N. Knott Street, Portland, Oregon PURCHASER: Willie Mae Walton
50. Phone 287-8685 PURCHASER: _____
51. AGREEMENT TO SELL Date Dec 14, 19 72 A.M. 6:15 P.M. _____
52. I hereby approve and accept the sale of the above described property and the price and conditions as set forth in above agreement and agree to furnish a title insurance
53. policy continued to date as aforesaid showing good and marketable title, also the said deed ~~as contract~~.
54. Address 2306 N. Kilpatrick St SELLER: Walter E. Gerty
55. Phone 289-7247 SELLER: _____
56. DELIVERY TO PURCHASER Date Dec 16, 19 72
57. The undersigned purchaser acknowledges receipt of the foregoing earnest money receipt bearing his signature and that of the seller showing acceptance.
58. PURCHASER: 102 N Knott PURCHASER: Willie Mae Walton
59. SELLERS CLOSING INSTRUCTIONS & FEE AGREEMENT Date December 14, 19 72
60. I agree to pay forthwith to the above named Realtor a fee amounting to \$ 1,225.00 for services rendered in this transaction.
61. I authorize said Realtor to order title insurance at my expense and further authorize him to pay out of the cash proceeds of sale the expenses of furnishing
62. title insurance, and recording fees, if any, as well as any encumbrances on said premises payable by me at or before closing. I instruct Realtor to place in his Clients
63. Trust Account, or in a neutral escrow depository, the above described earnest money deposit until needed in the closing of the transaction. I acknowledge receipt of a copy
64. of this contract bearing my signature and that of the purchaser named above, and of Realtor.
65. Address 2306 N. Kilpatrick SELLER: Walter E. Gerty

E. G. STASSENS INC., REALTORS

BUYER'S MOVE IN COST ESTIMATE

BUYER Billie Mae Walton

PROPERTY ADDRESS 3335 N. Wilbur

Sale Price \$ 17,500
Mortgage Loan \$ 16,900
~~8000~~

DOWN PAYMENT \$ 8400.00
9500.00

LOAN & CLOSING COST: Estimated

Loan Fee \$ 800.00
Assumption Fee \$ -
Credit Report \$ 10.00
Survey \$ 15.00
Picture \$ 4.50
Tax Service Fee \$ 12.50
F.H.A. Appraisal Fee \$ -
Recording Fee \$ 10.00
Mortgagee's Title Ins. (Based on sales price) \$ 1100.00
Drafting of Contract \$ -
 $\frac{1}{2}$ Escrow Fee (Based on sales price) \$ 35.00
Prepaid Interest Adjustment. ($\frac{1}{2}$ mo. est.) \$ 30.00
Transfer Tax \$ 17.05
TOTAL Estimated Loan Costs \$ 254.05

RESERVES & PRO-RATES: Estimated

Property Tax (10 mo.) \$ 330.00
Fire Insurance (14 mo.) \$ 86.00
F.H.A. Ins. (2 mo.) \$ -
TOTAL Estimated Reserves \$ 416.00

TOTAL ESTIMATED CASH OUTLAY \$ 9570.05

Type of Loan Conventional For 20 Years
Rate of Interest 7 1/2 % (prox)
Principle, Interest (& Mortgage Ins.) 64.45
Tax Reserves 3.30
Insurance Reserves 3.00
TOTAL Monthly Payment (Approximate Figures) \$ 100.45-

The undersigned purchaser hereby acknowledges receipt of a copy of this estimate.

Received by: Billie Mae Walton Submitted by: Billie Mae Walton

This transaction will be closed in escrow. Closing papers and final settlement figures are the responsibility of the escrow agent - not the Real Estate agent. The figures are estimates only and are not guaranteed to be complete or accurate.



May 14, 1973

DEPARTMENT OF
FINANCE AND
ADMINISTRATION

NEIL GOLDSCHMIDT
MAYOR

BUREAU OF
BUILDINGS

C.N. CHRISTIANSEN
DIRECTOR

1220 S.W. FIFTH AVE.
PORTLAND, OR. 97204
503/248-4320

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

Re: 3335 N. Willis Boulevard

Attn: Chet Daniels

Gentlemen:

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

Our inspector reports the structures comply with City Housing Regulations at this time.

Yours truly,

C. N. CHRISTIANSEN
BUILDING INSPECTIONS DIRECTOR

S. J. Chegwiddden
Chief Housing Inspector

JHM:vm

cc: Mr. Walter E. Gertz
2306 N. Kilpatrick Street
E. G. Stassens, Inc.
5507 N. Lombard Street

IN THE CIRCUIT COURT OF THE STATE OF OREGON
FOR THE COUNTY OF MULTNOMAH

CITY OF PORTLAND, a municipal corporation,
acting by and through the Portland Development
Commission as the duly designated Urban
Renewal Agency of the City of Portland,

NO. 380-752

Plaintiff,

ORDER OF DISBURSEMENT

vs

ELIZABETH KUNKEL, WILLIE MAE WAKTON,
aka WILLIE MAE TURNER, JANE DOE POLK
and JOHN DOE CLARK,

Defendants.

This matter having come on for hearing before the above entitled court and
it appearing that plaintiff has paid into the Clerk of this court the sum of \$ 16,500.00
and it further appearing that William V. Bierek is entitled to reasonable fee for his
services and has claimed the sum of \$1000.00 and said sum is allowed and approved
for his services to defendant Willie Mae Walton and it further appearing that from the
proceeds the further sum of \$1306.36 should be paid to the Multnomah County Tax
Collector for taxes owing upon said realty, and that any balance therein remaining
should be paid to Willie Mae Walton, and good cause appearing therefor---

IT IS HEREBY ORDERED, ADJUDGED AND DECREED that the Clerk of this Court
is directed to disburse funds in his possession filed in this suit as follows:

1. To attorney William V. Bierek the sum of \$1000.00;
2. To Multnomah County Tax Collector the sum of \$1306.36; OR SUCH SUM AS
SAID TAX COLLECTOR SHALL OTHERWISE DETERMINE IN ACCORDANCE WITH ORS 311.412
3. To Willie Mae Walton the sum of \$ BALANCE . ORS. 311.412

DATED at Portland, Oregon this 24th day of May, 1973.

IT IS SO STIPULATED:

Willie Mae Walton
Willie Mae Walton

William V. Bierek
Page William V. Bierek

James E. Griffin
James E. Griffin

Portland Ore 97227

Mar 22. 1973

102 N. Knott St

Portland Delv. Comm.

This is to advise you
that Mr. William V. Bierek attorney
at Law, He is no longer ~~is~~ my
attorney.

My check should be made
out in my name only.

Willie Mae Walton



COUNTY COMMISSIONERS
M. JAMES GLEASON, Chairman
L. W. WYLSWORTH
BEN PADROW
DONALD E. CLARK
MEL GORDON
Dan Mosee

Multnomah County Oregon

DEPARTMENT OF ASSESSMENT & TAXATION

248-3334

~~(503) 297-8411~~ ■ ROOM 170-T, COUNTY COURTHOUSE ■ PORTLAND, OREGON ■ 97204

May 24, 1973

Mr. George Van Hoomissen
Dept. of Judicial Administration
Room 225, Multnomah County Court House

Re: City of Portland vs Elizabeth Kunkel, et al.
Case No. 380-752, tax account no. 68430-1370.

Dear Sir:

The Tax Collector's Office requests the sum of \$1,950.00 be withheld from the award in the above case for eventual payment of the defendants share of the real property taxes and interest on the property described in the complaint in the above case.

Sincerely,

DIVISION OF ASSESSMENT & TAXATION
TAX COLLECTOR'S OFFICE

L. D. Mulkey, Jr.
L. D. Mulkey, Jr.
Deputy Tax Collection Supervisor

LDM:gn

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

ATTORNEYS AND COUNSELORS AT LAW

BOISE CASCADE BUILDING

PORTLAND, OREGON 97201

TELEPHONE 222-9966

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

November 29, 1972

Mr. Chet Daniels
235 North Monroe
Portland, Oregon 97227

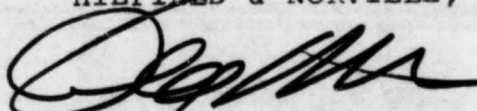
Re: PDC v. Kunkel and Walton

Dear Chet:

Although Mrs. Walton signed the option, the attorney for her requested that the option be returned to him and that the matter be settled by stipulation in court. I am positive he will wish to know precisely what Mrs. Walton will receive in relocation benefits, including moving costs, in lieu payment and relocation housing payment.

Very truly yours,

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


Donald R. Stark

DRS:avh
PNIC
221-0550

MEMORANDUM

DATE February 12, 1973

TO: FILE
FROM: SCD
SUBJECT: WILLIE MAE WALTON

Mrs. Willie Mae Walton will be moving into a house at 727 N. Killingsworth Court. She will be unable to provide housing for the tenants renting from her now. Those tenants living with her now plan to move on their own using the relocation benefits for tenants.

It appears that her purchase of a house would deny Mrs. Walton the income she now enjoys. She has been unable to work for sometime due to injuries sustained on the job. The income from her apartments was used to enhance her state disability of \$150.00 per month.

SCD:k

SCHEDULE D
STATEMENT OF CLAIM
FOR PAYMENT IN LIEU OF MOVING AND RELATED EXPENSES

INSTRUCTIONS: Complete this Schedule if a payment in lieu of moving and related expenses is claimed. A claim for a payment in lieu of moving and related expenses shall be supported by such reasonable evidence of earnings as may be approved by HUD. If no other evidence is available, the claim shall be supported by copies of Federal income tax returns. Generally, earnings for the 2 taxable years immediately preceding displacement will be the basis for determining the amount of this payment. Attach additional sheets as necessary.

1a. Business name used on income tax return
Willie Mae Walton

1b. Business name as presented to public
Willie Mae Walton

3. Employer identification number shown
on income tax return
none

2. Principal business activity(ies) reported
on income tax return

Rental Units

4. Tax return filed with District Director
of Internal Revenue in

Ogden, Utah
City

State

5a. Does concern operate a similar establishment outside the project or program area?
 YES x NO If "YES", complete the following:

NAME OF OTHER ESTABLISHMENT(S)	Address	TYPE OF BUSINESS ACTIVITY
--------------------------------	---------	---------------------------

5b. Is concern affiliated with any other concern? YES x NO
If "YES", complete the following:

NAME OF AFFILIATED CONCERN(S)	Address	TYPE OF BUSINESS ACTIVITY
-------------------------------	---------	---------------------------

Describe the nature of the affiliation:

6. Will displacement cause substantial loss of existing patronage? x YES NO
If "YES", explain completely:

7. Signature constitutes certification of this schedule and its attachments in accordance with and subject to the provisions of Item 10 on the "Claim for Relocation Payment - Business" to which this Schedule D is an attachment, and that any Federal Income Tax reports attached hereto accurately duplicate the Income Tax Reports filed with the Internal Revenue Service Office in the city listed under Item 4 above.

Date 2/7/73

Willie Mae Walton
Signature of Owner or Authorized Agent

8. Complete one of the three following tables, as appropriate. If data do not cover a full year, indicate number of months covered.

INDIVIDUAL OR SOLE PROPRIETOR (Relates to IRS Form 1040 and Schedules B and C of Form 1040)

	19 71	19 72
1. Gross receipts or gross sales, less returns or allowances	\$ 810.00	\$ 1470.00
2. Gross Profit		
3. Net Profit (or Loss) <u>1/</u>	30.00	620.00
4. Salaries and wages paid to members of owner's family who are members of owner's immediate household*		
NET EARNINGS (Sum of Lines 3 and 4)	\$ 30.00	\$ 620.00

PARTNERSHIP (Relates to IRS Form 1065)

	19	19
1. Gross receipts or gross sales, less returns or allowances	\$	\$
2. Total Income		
3. Ordinary Income (or Loss)		
4. Compensation of principal partners <u>2/</u>		
5. Salaries and wages paid to members of principal partners' families who are members of principal partners' immediate household*		
NET EARNINGS (Sum of Lines 3, 4, and 5)	\$	\$

CORPORATION (Relates to IRS Forms 1120 and 1120-S)

	19	19
1. Gross receipts or gross sales, less returns or allowances	\$	\$
2. Total Income		
3. Taxable Income		
4. Compensation of principal stockholders <u>3/</u>		
5. Salaries and wages paid to members of principal stockholders' families who are members of principal stockholders' immediate household*		
NET EARNINGS (Sum of Lines 3, 4, and 5)	\$	\$

* List name and amount of payment to each.

1/ No deductions should be made for any "compensation" paid to owner.

2/ A principal partner is one with a proprietary interest of 15% or more in the concern.

3/ A principal stockholder is one who owns 15% or more of the capital stock of the corporation.

DETERMINATION OF ELIGIBILITY FOR RELOCATION PAYMENT - BUSINESS
(this page for Local Agency use only)

NAME OF CONCERN: Willie Mae Walton Apartments NAME OF LOCAL AGENCY: Portland Development Comm.

PROJECT OR PROGRAM IDENTIFICATION: Emanuel Hospital Project PARCEL NO. RS 4-4

INSTRUCTIONS: Complete Block A, D, and E for all payments. Complete Block B if claim is for a payment in lieu of actual moving and related expenses. Complete Block C if claim is for a payment for actual moving and related expenses. Attach the completed form to the claim form(s) filed by the claimant. Attach an explanation of any difference in the amount claimed and the amount approved. NOTE: No claim for a relocation payment in excess of \$10,000 shall be paid without the prior concurrence of HUD.

- A. BASIC INFORMATION: Business ☒ Nonprofit ☐ Farm ☐
 1. Claimant is (check one): Concern ☒ Organization ☐ Operator ☐
 2. Date of HUD approval of project or program 4-23-71
 3. Direct cause of displacement: Notice of intent to acquire (date) _____
 Acquisition of Real Property (date) _____
 Other, explain _____
 4. Date move started _____ 5. Date property vacated _____
 6. Date claim filed _____ 7. Date storage authorized _____

- B. PAYMENT IN LIEU OF ACTUAL MOVING AND RELATED EXPENSES:
 1. Is the business part of a commercial enterprise having another establishment in the same or similar business which is not being acquired: Yes ☐ No ☒
 2. Can the business be relocated without substantial loss of its existing patronage: State basis for Agency determination: Yes ☐ No ☒
 3. Average annual net income:
 As reported by claimant: \$ 325.00 As verified by Agency: \$ 325.00
 (Enter verified income amount on Line 4, if less than \$2,500, enter \$2,500; if more than \$10,000, enter \$10,000.)
 State basis for Agency verification of income: _____

4. AMOUNT OF IN LIEU PAYMENT: \$2,500.00

APPROVED: \$

C. PAYMENT FOR ACTUAL MOVING AND RELATED EXPENSES

D. CERTIFICATION

Item	Amount Claimed	Amount Approved
1. Moving expenses, including \$ _____ covering storage.	\$	\$
2. Direct loss of property	\$	\$
3. Searching expenses	\$	\$
4. Total (sum of lines 1, 2, and 3)	\$	\$

I certify that I have examined this claim and have found it to be in accord with all applicable provisions of Federal Law and the Regulations issued by the Department of Housing and Urban Development pursuant thereto. Therefore, this claim is approved and payment is authorized in the amount of

\$ 2,500.00

DATE 2-23-73

[Signature] Authorized Signature

E. RECORD OF PAYMENTS MADE:

DATE	CHECK NO.	AMOUNT
		\$
		\$
		\$
		\$
		\$

CLAIM FOR RELOCATION PAYMENT- BUSINESS

INSTRUCTIONS: Complete all items on this page except: If claim is for moving and related expenses as documented on Schedules A, B, and/or C, omit Block 9; if claim is for a payment in lieu of moving and related expenses as documented on Schedule D, omit Block 8. As used on this form the term "concern" includes business concerns, nonprofit organizations, and farm operations.

NOTE: If claim exceeds \$10,000, the Local Agency must obtain HUD concurrence prior to making payment.

1. NAME OF CONCERN: Willie Mae Walton Apartments

2. ADDRESSES IN PROJECT OR PROGRAM AREA OCCUPIED BY CONCERN PRIOR TO SUBMISSION OF THIS CLAIM	ADDRESS(ES)	DATES OCCUPIED	
	102-06 N. Knott	FROM 1952	TO 1973

3. ADDRESS PRESENTLY OCCUPIED BY CONCERN

4. STATE TYPE OF BUSINESS OR PRINCIPAL BUSINESS ACTIVITY

Date move to this address started _____

Apartment House

5. FORM OF OPERATION (check one)

- ☐ Sole Proprietorship
☐ Partnership
☐ Corporation
☐ Nonprofit Organization
☒ Other (identify) Apartment House

6. DID CONCERN DISCONTINUE BUSINESS? Yes _____

IF YES, STATE REASON FOR DISCONTINUING BUSINESS _____

DOES CONCERN PLAN TO REESTABLISH? Yes _____ No ☒

7. TYPE OF CLAIM: THIS CLAIM FOR REIMBURSEMENT IS: INITIAL ☒ SUPPLEMENTARY _____ FINAL ☒

8. AMOUNT OF BUSINESS RELOCATION CLAIM FOR MOVING AND RELATED EXPENSES:	AMOUNT
a. Reimbursement for actual reasonable moving expenses (Attach completed Schedule A). Includes storage costs.	\$2,500.00
b. Reimbursement for actual direct loss of tangible personal property (Attach completed Schedule B)	
c. Reimbursement for actual reasonable searching expenses (Attach completed Schedule C)	
TOTAL AMOUNT CLAIMED	TOTAL \$2,500.00

9. PAYMENT IN LIEU OF MOVING AND RELATED EXPENSES. I certify that this business is not part of a commercial enterprise having another establishment not being acquired which is engaged in the same or similar business, that displacement will cause a substantial loss of existing patronage, and claim payment in the amount of \$ 2,500.00.

Willie Mae Walton

Signature of Agent or Owner

10. 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 willingly falsifies...or makes any false, fictitious or fraudulent statement or entry shall be fined \$10,000 or imprisoned not more than five years, or both." I certify under the penalties and provisions of U.S.C. Title 18, Sec. 1001, and any other applicable law, that this claim and the Schedules and information submitted herewith and made a part hereof have been examined and approved 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 (and, to the best of my knowledge, the concern indicated in Block 1) have not submitted any other claim for, or received, reimbursement or compensation for any item of loss or expense in this claim, that I (and to the best of my knowledge, the concern indicated in Block 1) will not accept reimbursement or compensation from any other source for any item of loss or expense paid pursuant to this claim, and that any bills or receipts submitted herewith accurately reflect moving services actually performed and/or storage costs actually incurred.

2/7/73

DATE

Willie Mae Walton

Signature of Owner or Authorized Agent

Owner

Title

RP 2

September 14, 1972

MEMORANDUM

TO: Chet Daniels

FROM: Dorothy Lyon

SUBJECT: Parcel No. RS-4-4
KUNKEL, Elizabeth/WALTON, Willie Mae
Emanuel Hospital Urban Renewal Project

According to the appraisals for acquisition, subject property is a two story walk-up type four-plex containing 1,344 sq. ft. of main floor area, with the same amount of floor area on the second floor.

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

ATTORNEYS AND COUNSELORS AT LAW

BOISE CASCADE BUILDING

PORTLAND, OREGON 97201

TELEPHONE 222-9966

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

October 9, 1972

Mr. Chet Daniels
235 North Monroe
Portland, Oregon 97227

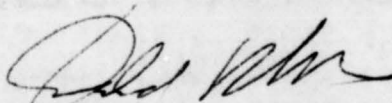
Re: PDC v. Kunkel and Walton

Dear Chet:

Would you please give me a report on attempts to relocate Mrs. Kunkel in light of my letter of September 13th.

Very truly yours,

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



Donald R. Stark

DRS:avh

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

ATTORNEYS AND COUNSELORS AT LAW

BOISE CASCADE BUILDING

PORTLAND, OREGON 97201

September 13, 1972

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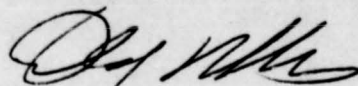
Re: PDC v. Kunkel and Walton

Dear Chet:

Enclosed is a letter from William Bierek, which I asked him to send to me, advising me of the amount of income from the apartments and Mrs. Walton's income as a nurse. Based upon these is it possible to give her a relocation in lieu payment, and if so, in what amount. Also, is she entitled to moving allowance of the furniture in the other apartments. It is my understanding that the in lieu covers all such expenses, although her own moving costs from her own unit probably could be allowed. Also, I believe you were going to advise me the limits of relocation for her under the new schedules of HUD, which were not in effect prior to your previous memorandum. I agree with you that if we could just get Mrs. Walton to meet with some one we could resolve this matter, but she still will not do so. I have no objections to your calling Mr. Bierek directly and seeing if some contact could be of help.

Very truly yours,

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



Donald R. Stark

DRS:avh

WILLIAM V. BIEREK
ATTORNEY AT LAW
SUITE 108, LLOYD PLAZA
1425 N. E. IRVING STREET
PORTLAND, OREGON 97232

TEL. 234-2396

Sept. 12, 1972

Mr. Donald R. Stark
Attorney at Law
Boise Cascade Building
Portland, Oregon 97201

Re: City vs. Walton

Dear Mr. Stark:

Reference our telephone conversations relative to the above please be advised that Mrs. Walton has stated to me that she rents three of her units for \$50.00 per month each for a total income of \$150 per month. These units are rented furnished and for that amount of rent I am advised that there are few deductions.

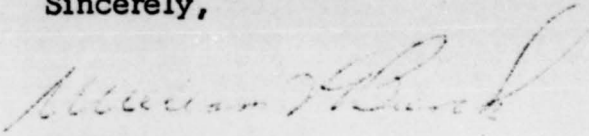
She is employed on a full time basis with the University of Oregon Medical School Hospital and her monthly gross wage is \$513.

Based upon the above consideration should be given to awarding her the full amount authorized for her going out of business.

She has also asked me to request a moving allowance for her and to consider the movement of her furniture that are situate in the other apartments.

She is still looking for relocation housing and I would hope this should be found so that an earnest money agreement can be forwarded to you at the earliest.

Sincerely,



William V. Bierek

WVB:bn

cc: W.M. Walton

MEMORANDUM

Date: June 9, 1972

TO: Don Stark
 FROM: Chet Daniels
 RE: Parcel RS 4-4, Emanuel Hospital Project

My contact with Willie Mae Walton has been very limited. I met with her on two occasions, 2-14-72 and again on 3-13-72; however she has agreed to meetings on other occasions but has not shown up for the appointments.

During the 3-13-72 meeting we discussed her relocation benefits. She took the position that she wanted the maximum benefits, or cash to find a comparable living accommodation. She is now living in a 2-bedroom apartment in the fourplex at 102-106 N. Knott Street (RS 4-4).

Based on the PDC option of \$16,500, Mrs. Walton's unit would be worth \$4,125 (1/4 of the total option amount). The difference between the \$4,125 and \$14,639, the maximum for a replacement dwelling on the fixed schedule would be \$10,514. This would be the maximum RHP we could give Mrs. Walton using the figure from the fixed schedule for a 2-bedroom house or apartment in any multi-unit structure.

PDC Option

\$ 16,500

Maximum for 2-bedroom unit
on fixed schedule

\$ 14,639

Cash Value of Mrs. Walton's
present unit

4,125

Maximum total RHP

10,514

14,021
 154,125
 9,896

16,500

9,896

26,396

9,500

17,896

This amount can be given in one of the following ways:

1. A house priced at \$14,639.
2. A duplex priced at \$29,278.
3. A Fourplex priced at \$58,556.
4. Or any number of units with a per unit cost of at least \$14,639.

A reduction in the per unit cost of the replacement dwelling would mean a reduction in the total RHP whether Mrs. Walton buys a house or apartments. Also,

Mrs. Walton must occupy the house or one unit of the apartments.

The Walton apartments also qualify as a business concern and would be eligible to receive business relocation expenses or, if applicable regulations are met, an "in lieu" payment of between \$2,500 and \$10,000 depending on reported net income.

CD:slc

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

ATTORNEYS AND COUNSELORS AT LAW

BOISE CASCADE BUILDING

PORTLAND, OREGON 97201

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OLIVER I. NORVILLE
JAMES E. GRIFFIN
LARRY C. HAMMACK
RICHARD E. ALEXANDER

June 6, 1972

Mr. Stan Jones
Portland Development Commission
235 N. Monroe Street
Portland, Oregon 97227

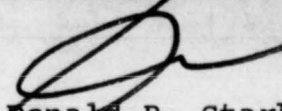
Re: Parcel RS 4-4

Dear Stan:

I am now in negotiations for settlement with the attorney for Willie Mae Walton. He advises me that she would accept the "maximum of \$15,000 relocation." I understand that the property is a four-plex. Would you please advise me of what the limitations are on relocation benefits and the status of any discussions with Willie Mae Walton.

Very truly yours,

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



Donald R. Stark

DRS/bb

RP 2

Parcel No. RS-4-4

Owner: WALTON, Willie Mae
102 N. Knott Street - Apt A

KUNKEL, Elizabeth
(Get address & phone no.)

(Phone)

QUESTIONS:

1. Is Willie Mae Turner same as Willie Mae Walton?
2. Was contract of sale satisfied to clear title?
3. Was Etta Mae Clark married? — *co-owner at one time*
Where can she be reached?
4. Was James Polk married? — *Co-owner at one time*
Where can he be reached.



Pioneer National Title Insurance Company

FIRST SUPPLEMENTAL REPORT

3/31/72

OREGON DIVISION

A consolidated statement of all charges and advances in connection with this order will be provided at closing.

**Willie Mae Walton
102 North Knott
Apartment 2
Portland, Oregon**

O.P. \$ _____ Prem. \$ _____
M.P. \$ _____ Prem. \$ _____

Gentlemen:

We are prepared to issue title insurance policy in the usual form insuring the title to the land described on the attached description sheet:

Vestee:

**ELIZABETH KUNKEL and WILLIE MAE WALTON,
as tenants in common.**

Dated as of

March 27, 19 **72** at 8:00 a.m.

Pioneer National Title Insurance Company

cc: Portland Development

By

Jeane Williams
Jeane Williams

Subject to the usual printed exceptions and stipulations,

1. 1969-70 taxes, \$323.25; delinquent.
2. 1970-71 taxes, \$319.25; delinquent.
3. 1971-72 taxes, \$329.83; not paid.
(Acc t. No. 68430-1370-Code 001)

4. Contract of Sale, including the terms and provisions thereof, between Elizabeth Kunkel and Ada K. Gillispie, both single woman, and Willie Mae Turner and Etta Mae Clark, dated September 23, 1954, recorded October 6, 1954 in Book 1684 page 294, Deed Records.

By instrument recorded November 3, 1954 in Book 1689 page 15, Deed Records, Etta Mae Clark has assigned her interest to James Polk.

(continued)

Report No.

390231
T-220 - unit T

PRELIMINARY REPORT ONLY

C O P Y

OREGON DIVISION

By instrument recorded September 6, 1956 in Book 1804 page 24, Deed Records, James Polk has assigned his interest to Willie Mae Turner. (Affects the undivided one-half interest vested in Elizabeth Kunkel)

5. Proof should be furnished that Etta Mae Clark was unmarried on October 30, 1954, the date of the execution of assignment of contract referred to in Exception No. 4 above.

6. Proof should be furnished that James Polk was unmarried on August 30, 1956, the date of the execution of the assignment of contract referred to in Exception no. 4 above.

-----END OF REPORT-----

DESCRIPTION SHEET

See page 1 for vesting and encumbrances, if any.

Description of the tract of land which is the subject of this report:

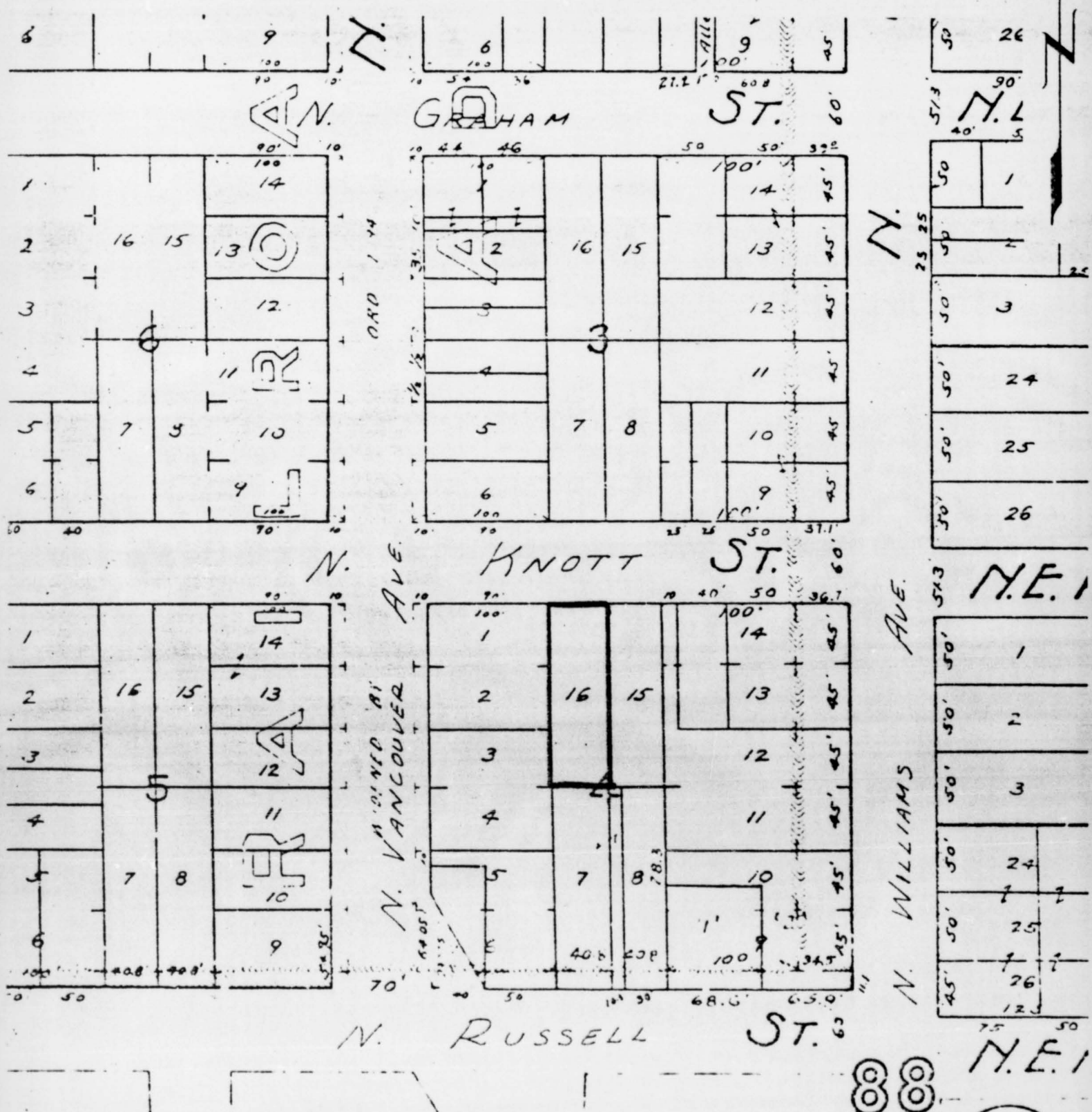
Lot 16, Block 4, RAILROAD SHOPS ADDITION, in the City of Portland,
County of Multnomah and State of Oregon.

Report No.

E77

The sketch below is made solely for the purpose of assisting in locating said premises and the Company assumes no liability for variations, if any, in dimensions and location ascertained by actual survey.

Pioneer National Title Insurance Company
Title and Trust Division



390231

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 DC Date of survey 2/23/71 Tabulator _____ Date tabulated _____
Dwelling Unit No. 1 Structure No. 1 Census Block No. 78 Census Tract No. 22A
Street Address 102 N Knott Apartment No. A

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

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

could obtain no further info.

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

	Name	Family relation	Age	Sex	Occupation
1.	Walton, Willie Mae	Head of household w	7	F	NURSE
2.	" ELLIS	H	71	M	RETIRED
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
WALTON	STATE HOSP		5

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
	\$	\$
Total family or household income per month	\$	\$ 5200.00 + Est.

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 \$ Comparable 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

Analyst JC Date 2/23/71 Tabulator _____ Date _____
Dwelling Unit No. 1 Structure No. 1 Census Block No. 78 Census Tract No. 22 A
Street Address 102 N Knott Apartment No. A
Legal Description _____

NAME OF OCCUPANT: <u>Willie Mae Walton</u> <u>102 N Knott #A</u>	NAME & ADDRESS OF OWNER <u>Willie Mae Walton</u> <u>102 N Knott #A</u>	NAME & ADDRESS OF PROP. MGR: _____ _____
TELEPHONE: _____	TELEPHONE: _____	TELEPHONE: _____
INTERVIEWED? (<input checked="" type="checkbox"/> Yes) (<input type="checkbox"/> No)	INTERVIEWED? (<input type="checkbox"/> Yes) (<input type="checkbox"/> No)	INTERVIEWED? (<input type="checkbox"/> Yes) (<input type="checkbox"/> No)

I. DESCRIPTION OF STRUCTURE

Kind of dwelling unit	No. of units in bldg.
____ One-family house	_____
____ Apt. in a house	_____
<input checked="" type="checkbox"/> Apt. in apt. bldg. or plex	<u>4</u>
____ Apt. in comm. bldg.	_____
____ Mobile home or trailer	_____

This structure has 2 stories (do not count basement)

II. OCCUPANCY STATUS OF DWELLING UNIT

☒ Owner occupied
____ Renter occupied
____ Vacant

III. SIZE OF DWELLING UNIT

1344 Sq. ft. in first floor (county figure)
672 Sq. ft. in dwelling unit (if more than 1 floor)
4 Total no. of rooms (include kitchen, dining, living and bedrooms, exclude bathrooms)
1 No. of bathrooms
1 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
4/6/67 Date of last appraisal
1920 Date structure was originally built

B. Market value data for one-family dwelling

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

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

	Market value for entire structure	Computed value per sq. ft. for this dw. unit
Land	\$ <u>2910</u>	\$ _____
Improvements	<u>8320</u>	_____
Total	<u>11230</u>	_____

2 x 1344 Sq. ft. of all d. u. in this structure
_____ Sq. ft. of commercial space and value of commercial space: Land \$ _____, improvements \$ _____, total \$ _____.

V. RENTAL RATE FOR THIS RENTED UNIT

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

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

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

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

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

VII. REMARKS

