

	DESCRIPTION	ROLL NO	ODOMETER
A 3-16	CLARK, L.C. 227 N. FARGO		
E-3-6	CLARK, RAY E. 2649 N. COMMERCIAL #2		
RS 3-5	CLINTON, LEO C. 2732 N. VANCOUVER		
R 9-3	COLLINS, FRED 3137 N. GANTENBEIN		
A-2-4	COOK, LESTER 3102 N. GANTENBEIN		
E 4-8	COOPER, BERTHA 323 N. RUSSELL		
RS 3-7	COREY, WALTER 2722 N. VANCOUVER		
E 4-8	CORLEY, FREDERICKA 327 N. RUSSELL		
E 3-7	CORNWELL, ALLEN 542 N. KNOTT		
RS 4-7	COUEY, SEARCY 111 N. RUSSELL #1		
A -3-9	CRITTENDEN, BETTY JEAN 3222 N. GANTENBEIN		
RS 4-9	DAVENPORT, CLARENCE 7 N. RUSSELL #2		
	DAVIS, FLOYD W. 2860 N. WILLIAMS AVENUE		
RS 4-9	DEMME, FRANK 7 N. RUSSELL		
A-4-7	DENSON, JEWEL (MRS.) .3316 N. GANTENBEIN		
A-2-4	DENT, DAVID 3110 N. GANTENBEIN		
A 3-5	DeWEESE, CARL 232 N. COOK		
A 2-8	DIAL, OSCAR 3111 N. VANCOUVER		

R E S U M E

DATE February 5, 1973

NAME L. C. Clark

After some difficulty, Mr. Clark's eligibility was established and authorization was made to pay benefits to which he was eligible to receive. Mr. Clark moved from 227 N. Fargo, where he was renting a single-family structure, to 5216 N.E. 19th, where he purchased a standard, two-bedroom, single-family unit. Mr. Clark received a fixed moving payment and a downpayment benefit for tenants and certain others.

JM:ch

(signed) _____

worker

RESIDENTIAL RELOCATION RECORD

Project Name EMAN Parcel No. A-3-16 Advisor Mc
 Client's Name CLARK L.C. Phone _____
 Address 227 N. FARGO Ethn B Age 34
 Male Family Married Renter/Occupant
 Female Individual Single Owner/Occupant

Family Composition

Economic Data

Total Number in Family _____
 _____ wife, husband

Employer. \$
ALLIED PLATING \$ 816.00
 Address _____

Other: Relation Age Relation Age

Other Source of Income _____ \$
 _____ \$
 Total Monthly Income \$ (816.00)

Eligible for Public Housing YES NO Presently Receiving Welfare YES NO
 Eligible for Welfare YES NO Other Assistance _____
 Eligible for (Other) YES NO _____

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

Date of initial interview 11-12-71 Date of Info pamphlet delivery _____
 Date Notice to Move given _____ Date Effective _____ Expires _____

CLAIMANT'S INITIAL DATE OF OCCUPANCY 9-'70

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

Date of initiation of negotiations for purchase of property 6-14-71
10-12-71
2-23-72

Date of Acquisition _____
 Date of letter of Intent _____
 Date of move 9-14-72

DWELLING UNIT FROM WHICH RELOCATED

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

Age of Housing Unit _____

Size of Habitable Area _____

Furnished with claimant's furniture
 YES NO

Total Number of Rooms 6 Rent Paid \$ 60⁰⁰ Utilities _____

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

Liens \$ _____ (please explain) _____

Acquisition Price \$ _____ Amenities _____

REPLACEMENT DWELLING UNIT

Address 5216 NE 19th LPA Referred _____ Self Referred

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

Outside city Outside state

Age of Housing Unit 1909

Size of Habitable Area 1096

No. of Rooms 5 No. of Bedrooms 2

For Claimants Who Purchased

For Claimants Who Rented

Purchase Price of Replacement Dwelling \$ 17,368⁵⁶

Rent \$ _____

Taxes \$ 229.38

Utilities \$ _____

RHP or TACO (including incidental costs) \$ 2315.17

Total Rent Assistance \$ _____

Amount of Annual Payment \$ _____

No. of Housing Referrals to:

Agency Referrals: NONE

_____ Standard Sales NONE _____ MCW _____ HAP _____ OTHER (_____)

_____ Standard Rent _____ Food Stamp _____ Legal Aid _____ Other (_____)

Benefits Received

Date _____ Ck # _____ Type _____ Amount \$ _____

Date _____ Ck # _____ Type _____ Amount \$ _____

Date _____ Ck # _____ Type _____ Amount \$ _____

RESIDENTIAL RELOCATION RECORD

CLIENT'S NAME CLARK, L. C. RELOCATION ADVISOR J. McIntosh
 ADDRESS 227 N. Fargo PHONE _____ PROJECT NAME Emanuel - R-20
 SEX M ETHN Blk. VETERAN _____ AGE 34 PARCEL NO. A-3-16
 MARITAL STATUS Single TENURE Tenant
 DISABILITY _____ INDIV X FAMILY _____
 ELIGIBLE FOR: PUBLIC HOUSING _____ FHA 235 _____
 RENT SUPPLEMENT _____ OTHER _____
 INITIAL INTERVIEW 11/12/71 DATE INFO PAMPHLET DELIVERED _____
 NOTICE TO MOVE _____ DATES EFFECTIVE _____ EXPIRATION DATE _____
 NOTIFY IN CASE OF EMERGENCY _____

DATE ON SITE:	<u>Sept. 1970</u>
INITIATION OF NEGOTIATIONS:	<u>6/14/71</u>
DATE OF ACQUISITION:	<u>2/23/72</u>

ECONOMIC DATA

Employer Allied Plating \$816 (mo.)
 Address 8135 N.E. Union
 MCW _____
 Social Security _____
 Pension _____
 Other _____
 TOTAL MONTHLY INCOME \$ 816.00

FAMILY COMPOSITION

Name	Relation	Age

DWELLING UNIT FROM WHICH RELOCATED

Subsidized Sales	Single Family	S	SS	Age of Structure _____	No. Rooms <u>6</u>
Subsidized Rental	Multiple Family	X		No. Bedrooms <u>2</u>	Furn. _____ Unfurn <u>X</u>
Public Housing	Duplex			Utilities \$ _____	
Private Rental	X Mobile Home			Monthly Payments (Rent) \$ <u>60.00</u>	
Private Sales				Acquisition Price \$ <u>(8,000)</u>	
Size of Habitable Area <u>700</u>				Taxes \$ _____	Equity \$ _____
				Liens \$ _____	

HOUSING REFERRALS

Address	Bedrooms

AGENCY REFERRALS

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

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

TEMPORARY RELOCATION

Within Project	
Outside Project	

Date Moved In _____
 Address _____
 Reason _____

REPLACEMENT DWELLING UNIT

Client Referred X LPA Referred _____

Address 5216 N.E. 19th Phone _____ Date of Move 9/14/72

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

Furnished _____ Unfurnished X Number of Rooms _____ Number of Bedrooms 2 Habitable Area _____

Utilities \$ _____ Monthly Payments (Rent) \$ _____ Purchase Price \$ 17,368.56

Age of Structure: _____ Taxes \$ 229.38 Equity \$ _____ Distance Moved Away _____

Name of Moving Company _____ Name of Realtor _____

BENEFITS RECEIVED					
Type	Ck #	Date	Amount		
RHP			\$	Purchase Price	\$ <u>17,368.56</u>
TACO (Rental)			\$	Down Payment	\$ <u>2,315.17</u>
TACO (Rental)			\$	RHP	\$ _____
TACO (Rental)			\$	Total Down	- \$ <u>2,315.17</u>
TACO (Rental)			\$	Total Mortgage	\$ <u>15,053.39</u>
TACO (Sales)	514 EH	8/23/72	\$2,315.17		
Fixed Moving	513 EH	8/23/72	\$ <u>460.00</u>		
Actual Move			\$		
Storage			\$		
Incidental			\$		
Interest			\$		
TOTAL BENEFITS RECEIVED			\$ <u>2,775.17</u>		

REALTOR: _____ ESCROW CO. _____ OFFICER _____

INTERVIEW REGISTER

Date		Relocation Worker
11/12/71	<p>Mr. L. C. Clark called our office and said he had found a house he wanted to buy and inquired about a replacement housing payment. I asked Mr. Clark where he is living, and he said he rents a house from Mathew Scott at 227 N. Fargo. He said that he has lived there since June, 1970.</p> <p><u>Note to File:</u> There is something very peculiar about this case. Some months back, Mr. Mathew Scott came into our office and inquired about buying a replacement dwelling. He said that the house at 227 N. Fargo was vacant. We explained that an absentee owner is not eligible to receive a replacement housing payment. A number of weeks following Mr. Scott's visit to our office, a Mr. Clark came into our office and asked about his eligibility to receive a replacement housing payment. He explained that he had been a tenant in Mr. Scott's house since June of 1970. He said that he had found a house to buy. We told him that it would be necessary for us to verify his eligibility. I called the Water Bureau and they said that their last reading of October 6th indicated a high consumption rate for the preceding three months. However, a call to the Portland General Electric Company revealed that their records indicated the unit vacant since July of 1970. Last week a real estate agent came into our office and said that he had found a house that Mr. Clark was interested in buying. He was quite insistent about knowing how much money Mr. Clark was entitled to receive. We did not tell him, and after further questioning he revealed that it was really Mr. Scott who was interested in the house.</p> <p>It appears that Mr. Scott, following his discovery of ineligibility to receive certain benefits, contacted Mr. Clark and had him act as a tenant.</p>	
1/18/72	<p>L. C. Clark called Ben Webb and asked about benefits due him. Mr. Webb explained that before we could declare him eligible for relocation benefits, he must first submit written evidence substantiating his occupancy at 227 N. Fargo.</p>	JMc
1/25	<p>Mr. Rumberg from Mayfair Realty called and said that a Mrs. L. C. Clark called him last evening and asked about purchasing a three or four bedroom home. He made arrangements to meet her this morning to show housing. Mrs. Clark, along with L. C. Clark, arrived at the Mayfair Realty Office and met Mr. Rumberg. He drove them around to various sales homes in N.E. Portland. When they were asked about the financing of a house, Mr. Clark said that they were eligible to receive a \$2,000 downpayment from the Portland Development Commission, and referred Mr. Rumberg to Ben Webb. I explained to Mr. Rumberg the circumstances concerning L. C. Clark and that at this time Mr. Clark was not eligible to receive any relocation benefits.</p>	JMc
2/28	<p>Received notification that Mr. Mathew Scott's property at 227 N. Fargo was acquired by PDC at an acquisition price of \$ 8,000. During the acquisition transaction Mr. Scott listed Mr. L. C. Clark as a tenant in the property at 227 N. Fargo.</p>	JMc
3/3	<p>Received from Holman J. Barnes of Legal Aid, a sworn affidavit by L. C. Clark that he has occupied the dwelling unit at 227 N. Fargo since the fall of 1970. Called Mr. Brunner at PGE and reminded him of our conversation concerning the dwelling unit at 227 N. Fargo in November of last year. Mr. Brunner indicated that the electrical service at said address was in the name of Mr. Mathew Scott until 7/16/70. The unit was considered vacant for one year until the service was placed in the name of L. C. Clark on 7/1/71. In that period of</p>	

INTERVIEW REGISTER

Date		Relocation Worker
3/3/72	<p>time, 267 kilowatt hours were used. Called Allied Plating Co. and talked to one of the secretaries. I asked for a verification of Mr. Clark's employment and present address. She indicated that Mr. Clark was employed by them; however, his address, according to his application, filed last year was 713 N. Humboldt.</p>	JM
3/3	<p>Called Water Bureau concerning service account at 227 N. Fargo. They told me that in August of 1970 the water at said address was shuf off, and then in January of 1971 the meter was removed. It wasn't until June of 1971 that service was reconnected.</p> <p>Called Northwest Natural Gas Company. They indicated that their account at 227 N. Fargo was listed in the name of Helen Smith until 8/70. From 8/70 to 1/71 the service was disconnected. From 1/71 until the present, the service has been listed in the name of Mathew Scott, Jr.</p>	JM
3/7	<p>Mailed letter to Mr. Barnes at Legal Aid in which I outlined the above information.</p>	JM
3/8	<p>Mrs. Warren called and said that she will try to set up a meeting with Mr. Clark for next week. I outlined to her the discrepancies in his information.</p>	JM
3/15	<p>Tried to contact Mrs. Warren at her home, but could not reach her.</p>	JM
3/16	<p>Called Mrs. Warren and asked if she had meeting with Mr. Clark as planned. She replied that she was not able to meet with him this week but may possibly be able to some time next week.</p>	JM
3/28	<p>Ben Webb, Mrs. Warren, L. C. Clark, Mathew Scott and I met at C-CAP today to discuss Mr. Clark's eligibility for certain relocation benefits. We reviewed Mr. Clark's sworn statement concerning his occupancy at 227 N. Fargo since the fall of 1970 and the various information which made Mr. Clark's statement somewhat questionable. Mr. Webb finally agreed that Mr. Clark would be eligible to receive certain relocation benefits; however, he stressed the fact to Mr. Clark that to sign a relocation claim form under false pretense would be a felony offense. Mr. Clark acknowledged his understanding of this condition. We asked Mr. Clark to contact us concerning his relocation plans.</p> <p>Presented Mr. Clark with a rental agreement which he signed. As long as Mr. Clark occupies the dwelling at 227 N. Fargo, he will be required to pay rent of \$60 per month.</p>	JM
4/24	<p>Per a telephone request, I mailed to Mr. J. Barnes, Attorney for Legal Aid, relocation claim forms M-1 and TCO-4. Requested that Mr. Barnes have L. C. Clark contact our office before he signs promissory note on house, thus avoiding any unnecessary problems.</p>	JMc

INTERVIEW REGISTER

Date		Relocation Worker
5/4/ 72	Received copy of letter from James Barnes, Attorney at Legal Aid, directed to attorney William Daw. Mr. Barnes in said letter forwarded relocation claim forms and requested that Mr. Daw assist L. C. Clark in obtaining relocation benefits due him. (See file.)	JMc
6/14	To date Mr. Clark has been prompt in his payment of rent and is current with his account. In reviewing Mr. Clark's file for accuracy, I noted that Mr. Clark's 90-day occupancy period expired on June 1, 1972. Prepared and mailed letter to Mr. Clark, informing him of expiration of 90 days. Requested that he contact our office.	JMc
6/15	Called Mr. Daw, attorney for Mr. Clark, but he was not in. Left message for him to call.	JMc
6/16	Called Mr. Daw, but he was not in.	JMc
6/27	Mr. Daw called and requested that I meet with Mr. and Clark and him at his office on N. E. Killingsworth at 9:30, 6/28/72.	JMc
6/28	Met Mr. Daw and Mr. Clark at Mr. Daw's office this morning. Again I outlined the moving, rent, and downpayment benefits available to Mr. Clark. Reminded Mr. Clark that replacement house must be standard and should be inspected before he occupies it. Mr. Clark wants to buy but does not anticipate having any funds to put with the \$2,000. Mr. Daw requested that Mr. Clark bring earnest money agreement in before signing. I requested that Mr. Daw insure that all earnest money agreements have provision that sale is subject to PDC approval. Mr. Daw said that it was good idea. Told Mr. Clark that I would be glad to show him housing. Mr. Clark said he had line on a few houses and did not think it necessary for me to show him housing. He will contact me in a week or so.	JMc
7/10	Mr. Clark called and said that he found a house that he was interested in purchasing. The house is located at 5216 N. E. 19th and is selling for \$16,700. The owner's name is Leo T. Schacker. I explained to Mr. Clark that house must be inspected but recommended that we wait until a determination was made on his eligibility to obtain financing. Mr. Clark has applied with Benjamin Franklin and requested that I contact Lane Watson, finance officer.	JMc
7/13	Prepared and mailed letter to Mr. Watson at Benjamin Franklin, outlining downpayment benefit available to Mr. Clark.	JMc
7/15	Called Mr. Watson and informed him of letter outlining Mr. Clark's eligibility to receive downpayment assistance. Mr. Watson will send letter to office once determination has been made concerning Mr. Clark's eligibility to receive financing.	JMc
7/25	Received call from Mr. Watson who indicated that there is a judgment out against Mr. Clark and that this will have to be cleared up before Benjamin Franklin can finance his purchase of the house at 5216 N.E. 19th.	JMc
7/25	Received copy of earnest money agreement pertaining to Mr. Clark's agreement to purchase the house at 5216 N.E. 19th. Mr. Clark has agreed to purchase said house at a cost of \$16,700. He will place \$2,000 down, the amount received from PDC, and finance the balance owing of \$14,700.	JMc

INTERVIEW REGISTER

Date		Relocation Worker
8/4/72	Received notification from Transamerica Title Insurance Co. that copy of preliminary title report has been ordered and will be sent to our office.	JMc
8/9	Received copy of title report.	
8/16	Received notification from City Bureau of Buildings that dwelling at 5216 N.E. 19th Avenue is in standard condition and complies with City Housing Regulations at this time.	JMc
8/21	Received copy of Buyer's Statement from Joanne Arnold, escrow officer at Transamerica.	JMc
8/21	Called Joanne Arnold to confirm figures on copy of Buyer's Statement. She indicated that all figures were final except for prorated taxes which may be subject to change. Mrs. Arnold said that the judgment against Mr. Clark had been cleared and that it had to do with his separation from his wife. However, Mr. Clark is back with his wife, and Mrs. Arnold will obtain Mrs. Clark's signature on form stating that judgment has been settled, since Mrs. Clark originated said judgment. Mrs. Arnold said financing was also approved. Told her I would prepare claim forms.	JMc
8/21	Prepared claim forms for Fixed Moving Payment and Downpayment Assistance. Mr. Clark is entitled to receive a \$200 dislocation allowance, plus moving expense of \$260, based on occupancy of six rooms of furniture. The amount of downpayment assistance that Mr. Clark is entitled to receive equals \$2,315.17. (See memo to file for explanation and computation of benefits.)	JMc
8/24	Received approved claim forms. Warrant No. 514 EH was mailed along with letter of instruction to Joanne Arnold at Transamerica Title Insurance, with notice to deposit amount of \$2,315.17 in Mr. Clark's account No. 34508 and release only upon our instructions. Warrant No. 513EH in the amount of \$460 was returned but will be held until Mr. Clark occupies his replacement unit.	JMc
9/1	Received copy of closing statement from Transamerica.	JMc
9/14	Mr. Clark called and said that he has occupied the dwelling at 5216 NE 19th.	JMc
9/14	Prepared letter and mailed to Joanne Arnold at Transamerica Title Insurance Co., authorizing her to release monies.	JMc
9/19	Received release of personal property statement signed by Mr. Clark. Mailed Warrant No. 513 EH in the amount of \$460 to Mr. Clark. He has received all benefits due him and has been successfully relocated into standard housing.	JMc
9/19	<i>Received release of personal property statement from Mr. Clark.</i>	

Dated this 19 day of SEPT, 1972.

The undersigned does hereby consent and agree that all personal property left by me in the premises at _____
227 N. FARGO, 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.

G C Clark

September 20, 1972

Mr. L. C. Clark
5216 N. E. 19th Avenue
Portland, Oregon 97211

Dear Mr. Clark:

Enclosed you will find our Warrant No. 513 EH in the amount of \$460, which represents a dislocation allowance of \$200 and a moving allowance of \$260.

You have now received all relocation benefits due you, and we wish you the best of luck in your new home.

Very truly yours,

James W. McIntosh
Relocation Advisor

JWM:ch
Enclosure

RELOCATION PAYMENT

Project: Emanuel ORS. R-20 Parcel: A-3-16

Payable to: L. C. Clark

	<u>Amount</u>
For: <u> </u> RHP for Homeowners	\$ <u> </u>
<u> </u> Incidental Expenses for Homeowners (if separate claim)	\$ <u> </u>
<u> </u> RHP for Tenants & Certain Others:	
<u> </u> Rental: Total approved \$ <u> </u> ; Annual amount.	\$ <u> </u>
<u> </u> or Purchase:	\$ <u> </u>
<u> X </u> Fixed Moving Payment	\$ <u>260.00</u>
<u> X </u> Dislocation Allowance.	\$ <u>200.00</u>
<u> </u> Actual Moving Costs.	\$ <u> </u>
<u> </u> Storage Costs (if separate claim).	\$ <u> </u>
<u> </u> Business: Moving Expenses.	\$ <u> </u>
<u> </u> Business: In Lieu Payment.	\$ <u> </u>
<u> </u> Business: Storage Costs.	\$ <u> </u>
<u> </u> Business: Loss of Property	\$ <u> </u>
<u> </u> Business: Searching Expenses	\$ <u> </u>

Name of Client L. C. Clark Less - \$ *

Move from 227 N. Fargo Total \$ 460.00

Accounting: Indicate symbol & Acct. No.
E1501 Relocation Payment; Project Cost * ()

PORTLAND DEVELOPMENT COMMISSION

1700 S.W. FOURTH AVENUE
 PORTLAND, OREGON 97201

N^o 513 EH

DATE August 23, 19 72

PAY TO L. C. Clark

\$ 460.00

DOLLARS

TO THE TREASURER OF THE
 CITY OF PORTLAND, OREGON



AUTHORIZED SIGNATURE
NON-NEGOTIABLE
 AUTHORIZED SIGNATURE

Portland Development Commission 224-4800

DETACH BEFORE DEPOSITING CHECK

DATE	INVOICE OR CONTRACT NOS.	DESCRIPTION	AMOUNT
		Reimbursement per Claim for Relocation Payments filed. Move from 227 N. Fargo (Parcel A-3-16). Dislocation allowance \$200.00 Fixed moving payment - own furniture <u>260.00</u>	<u>\$460.00</u>

Account Distribution

NO.	TITLE	AMOUNT
E 1501	Relocation Payments (Fixed - Individual) (EH)	\$460.00

JMK
ch

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

NAME, ADDRESS AND ZIP CODE OF LOCAL AGENCY

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

PROJECT NAME (if applicable)

Emanuel Hospital Project

Project Number: ORE. R-20

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

"Whoever, in any matter within the jurisdiction of any department or agency of the United States knowingly and willfully falsifies . . . or makes any false, fictitious or fraudulent statements or representations, or makes or uses any false writing or document knowing the same to contain any false, fictitious or fraudulent 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

L. C. Clark

Family Individual

2. DATE(S) OF MOVE

9/14/72

3. DWELLING UNIT FROM WHICH YOU MOVED

PARCEL NO. A-3-16

a. Address _____

227 N. Fargo, Portland, Oregon

b. Apartment, Floor, or Room Number _____

c. Was it furnished with your own furniture?

Yes No

d. Number of rooms occupied (excluding bathrooms, hallways, and closets): 6

e. Date you moved into this address: Sept. 1970

4. DWELLING UNIT TO WHICH YOU MOVED

a. Address (include ZIP Code) _____

5216 N. E. 19th Ave., Portland 97211

b. Apartment, Floor, or Room Number _____

c. Were household goods moved to or from storage?

Yes No

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

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

Dislocation Allowance \$200.00

Fixed Moving Payment 260.00

(Consult local agency)

Total \$460.00

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.

8/22/72

Date

L C Clark

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:

L. C. Clark
227 N. Fargo
Portland, Oregon

NAME OF LOCAL AGENCY:

Portland Development Commission

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

1. Does claimant meet basic eligibility requirements? Yes No

If "No," explain:

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

Date items inspected: _____
Month-Day-Year

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

Yes No

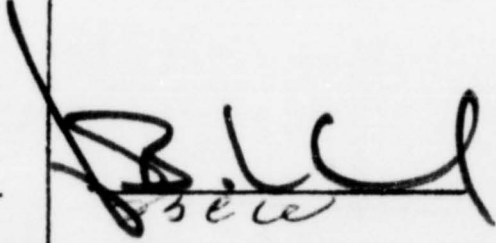
If "Yes," explain basis for approved amount:

4. CERTIFICATION

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

(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>260.00</u>		
2. Dislocation allowance	\$ <u>200.00</u>		
3. Total	\$ <u>460.00</u>		
B. Actual Moving and Related Expenses	\$		
1. Initial payment including, if applicable, storage and related costs in the amount of \$ _____	_____	_____	_____
2. Supplementary payment (s) for storage costs:	_____	_____	_____
3. Final payment for moving expenses covering storage and related costs	_____	_____	_____

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

5. RECORD OF PAYMENTS MADE

Date	Check Number	Amount	Date	Check Number	Amount
8-23-72	513EH	\$ 460.00			\$

September 14, 1972

Transamerica Title Insurance Company
9906 N. E. Halsey Street
Portland, Oregon 97220

Attention: Joanne Arnold

Re: Escrow Account #34508
L. C. Clark

Gentlemen:

You have in the above-identified account the sum of \$2,315.17, representing a replacement housing payment for tenants and certain others, to be held in accordance with our written instructions previously given you.

This is to certify that L. C. Clark has occupied the dwelling unit at 5216 N. E. 19th Avenue. You are hereby authorized to release said replacement housing payment and disburse it in such manner as directed by Mr. Clark.

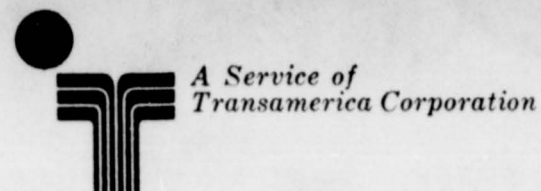
Thank you for your cooperation.

Very truly yours,

James W. McIntosh
Relocation Advisor

JWM:ch

9906 N.E. Halsey Street Portland, Oregon 97220
(503) 222-9931



Transamerica Title Insurance Co

RECEIVED

SEP 1 1972

August 30, 1972

PORTLAND DEVELOPMENT COMMISSION

Escrow No. 34508 Re: _____

Property Address 5216 N E 19th

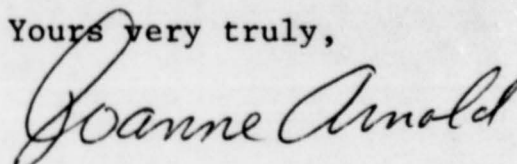
Portland Development Commission
1700 S W Fourth
Portland, Oregon
Attn: Mr McIntosh

Dear Mr McIntosh:

In connection with your _____ interest in
the above address, we enclose the following:

- | | |
|-------------------------------------------------------------------------|----------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Closing Statement
Buyers | <input type="checkbox"/> Real Estate Mortgage |
| <input type="checkbox"/> Title Insurance Policy | <input type="checkbox"/> Promissory Note |
| <input type="checkbox"/> Warranty Deed | <input type="checkbox"/> Check in the amount of \$ _____ |
| <input type="checkbox"/> Real Estate Contract | <input type="checkbox"/> Trust Deed |
| <input type="checkbox"/> Assignment of Real
Estate Contract - Vendor | <input type="checkbox"/> |
| <input type="checkbox"/> Assignment of Real
Estate Contract - Vendee | <input type="checkbox"/> |
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> (Original) (Copy) of Fire
Insurance Policy No. |

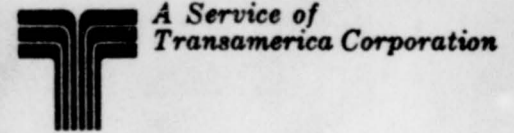
Yours very truly,



Escrow Department
Joanne Arnold
Escrow Officer

ja/sf

Transamerica Title Insurance Co



ESCROW DEPARTMENT

Escrow No. 34506
 Order No. 41-33587
 Date 8/30/72
 Adjustment Date 9/23/72

CLARK, L G and Helen
227 North Fargo
Portland, Oregon 97227
SELLER: Schacher, Leo P and Helen B

	CHARGES	CREDITS
Ppty: 5216 N E 19th		
Purchase Price	16,700.00	
72/73 taxes based on 71/72 taxes of \$		
Pro Rata Real Estate Taxes 7/1/72 to 9/23/72		52.08
Pro Rata Fire Insurance new	61.00	
Transfer Tax	18.70	
Escrow Fee one half of 67.00	33.50	
Recording warranty deed and mortgage	6.00	
Mortgage Title Insurance	25.00	
MORTGAGE LOAN COSTS:		
Service Charge	147.00	
Credit Report		
Appraisal Fee		
Interest Adjustment		
Survey Certification Charge		
XXXXXXXXXXXXXXXXXXXX Mortgage Insurance Premium	93.50	
MORTGAGE LOAN RESERVES:		
XXXXXX P.M.A. Mortgage Insurance 1 mo.	3.06	
Real Estate Taxes _____ mo. _____ per mo.	270.80	
Fire Insurance 2 mo. 5.00 per mo.	10.00	
Mortgage Loan		14,700.00
Earnest Money Deposit		
Deposit in Escrow		315.17
Funds from PDC to cover		2,315.17
	17,368.56	17,382.42
To Balance Refund	13.86	
	17,382.42	17,382.42

PURCHASERS STATEMENT (Mortgage)

TRANSAMERICA TITLE INSURANCE COMPANY

BY: Joanne Arnold
 Joanne Arnold---Escrow Officer

August 24, 1972

Transamerica Title Insurance Company
9906 N. E. Halsey Street
Portland, Oregon 97220

Attention: Joanne Arnold

Gentlemen:

Re: Escrow Account #34508
L. C. Clark

Enclosed you will find our Warrant No. 514 EH in the amount of \$2,315.17, to be deposited to subject escrow and to be released upon written authorization from the Portland Development Commission that Mr. Clark has purchased and occupied a standard dwelling.

Please send a copy of the closing statement to the Portland Development Commission.

Thank you for your cooperation.

Very truly yours,

James W. McIntosh
Relocation Advisor

JM:ch
Enclosure

PORTLAND DEVELOPMENT COMMISSION

1700 S.W. FOURTH AVENUE
 PORTLAND, OREGON 97201

N^o 514 EH

DATE August 23, 1972

PAY TO Transamerica Title Insurance Company

\$2,315.17

DOLLARS

TO THE TREASURER OF THE
 CITY OF PORTLAND, OREGON



AUTHORIZED SIGNATURE
NON-NEGOTIABLE

AUTHORIZED SIGNATURE

Portland Development Commission · 224-4800

DETACH BEFORE DEPOSITING CHECK

DATE	INVOICE OR CONTRACT NOS.	DESCRIPTION	AMOUNT
		Deposit in escrow for L. C. Clark (Escrow Acct. #34508), RHP for Tenants and Certain Others per claim filed. Move from 227 N. Fargo (Parcel A-3-16).	\$2,315.17

Account Distribution

NO.	TITLE	AMOUNT	
E 1501	Relocation Payments (EH) (RHP)	\$2,315.17	k

[Handwritten signature]
 ch.

RELOCATION PAYMENT

Project: EMMANUEL ONE-1220 Parcel: A-3-16

Payable to: Transamerica Title Insurance Co. Escrow Acc# 34508 Amount

For: _____	RHP for Homeowners	\$	<u> -</u>
_____	Incidental Expenses for Homeowners (if separate claim)	\$	<u> -</u>
<u> X </u>	RHP for Tenants & Certain Others:		
	Rental: Total approved \$ _____; Annual amount.	\$	<u> -</u>
	or Purchase:	\$	<u>2,315.17</u>
_____	Fixed Moving Payment	\$	<u> -</u>
_____	Dislocation Allowance.	\$	<u> -</u>
_____	Actual Moving Costs.	\$	<u> -</u>
_____	Storage Costs (if separate claim).	\$	<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	\$	<u> -</u>

Name of Client A. C. Clark Less - \$ - *

Move from 227 N. Fargo Total \$ 2,315.17

 Accounting: Indicate symbol & Acct. No.
E1501 Relocation Payment; _____ Project Cost *(_____)

CLAIM FOR REPLACEMENT HOUSING PAYMENT
FOR TENANTS AND CERTAIN OTHERS

NAME, ADDRESS, AND ZIP CODE OF DISPLACING AGENCY:

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

PROJECT NAME (if applicable)
Emanuel Hospital Project

PROJECT NUMBER: ORE. R-20

INSTRUCTIONS: Complete all applicable items and sign certification in Blank 6. Consult the displacing agency as to whether you need a Claimant's Report of Self-Inspection of Replacement Dwelling to complete and submit with this claim. Omit Block 4 if you have moved into a rental unit. Omit Block 3 if you have purchased and occupied a dwelling unit. Complete only Blocks 1 and 5 if you are a homeowner temporarily displaced because of code enforcement or voluntary rehabilitation.

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

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

1. FULL NAME OF CLAIMANT

L. C. Clark

Family Individual

2. DWELLING UNIT FROM WHICH YOU MOVED

PARCEL NO. A-3-16

- a. Address: 227 N. Fargo, Portland, Oregon
b. Apartment or room number: _____
c. Number of bedrooms: 2

- d. Monthly rental: \$ 60.00
e. Date you moved out of this dwelling: _____
Month-Day-Year

3. DWELLING UNIT TO WHICH YOU MOVED (RENTAL)

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

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

4. DWELLING UNIT TO WHICH YOU MOVED (PURCHASE)

- a. Address (include ZIP Code): 5216 N. E. 19th Ave., Portland, Ore. 97211
b. Number of bedrooms: 2
c. Downpayment: \$ 2,315.17

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

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

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

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

6. I submit this information in support of a claim for a Replacement Housing Payment under Section 204 of P.L. 91-646, and I certify under the penalties and provisions of U.S.C. Title 18, Section 1001, and any other applicable law, that the information submitted herewith has been examined by me and is true, correct, and complete, and that I understand that, apart from the penalties and provisions of U.S.C. Title 18, Section 1001, and any other applicable law, falsification of any item submitted herewith may result in forfeiture of the entire claim.

8/22/72
Date

L. C. Clark
Signature of Claimant (s)

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

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

1/ Enter this amount in Block 4, Line d.

Listing of enclosed documents in support of amounts entered in Column (d) above:
(Documentation must be provided to support any claim for incurred costs.)

NAME & ADDRESS OF CLIENT:

L.O. Clark
227 N. Fargo.

COMPUTATION PREPARED BY:

V. Mc Intosh
8/21/72
Date

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

Required Information

- 1. Amount necessary for downpayment ^{14,021} (20% of ~~16,700.00~~) 7804
\$ ~~3,340.00~~
- 2. Costs incidental to purchase (Total amount approved by agency, from table on claim form, Column (e)) \$ 83.20

Computation

- 3. Base amount (Sum of Lines 1 and 2) 7886
\$ ~~3423.20~~

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

- 4. Amount on Line 3 in excess of \$2,000
Line 3 7886
\$ ~~3423.20~~
- \$ 2,000.00 886
\$ 1423.20

- 5. Amount on Line 4 divided by 2
Line 4 886
\$ ~~1423.20~~
2 443
\$ 711.60

- 6. Matching amount (If amount on Line 5 exceeds \$2,000, enter \$2,000. Otherwise, enter the amount on Line 5.) 443
\$ ~~711.60~~

- 7. Base amount (Sum of amount on Line 6 and \$2,000)
Line 6 443
\$ ~~711.60~~
+ \$ 2,000.00 2443
* \$ 2711.60

- 8. Amount of downpayment assistance
 - a. Amount on Line 3 or Line 7 \$ 2,315.17
 - b. Minus adjustments (attach explanation; e.g., amount previously received for rental assistance payment) - \$ 13.86
6.93
\$ 2,315.17

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

* Mr. L.O. Clark does not have ⁴⁴³ \$711.60 to use as matching funds however he can supply \$315.17 in matching monies. Therefore the amount of his downpayment assistance will be 2,315.17

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

NAME OF CLAIMANT L. C. Clark

Parcel No. A-3-16

NAME OF LOCAL AGENCY Portland Development Commission

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

Tenant's initial date of rental: Sept. 1970

Date of Acquisition: 2/23/72

Owner-Occupant's initial date of ownership: _____

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

Date of Rental or Purchase: Sept. 1970

Date of Initiation of Negotiations: 6/14/71

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

Date previously substandard dwelling was inspected and found to be standard:

Month-Day-Year

4. CERTIFICATION OF LOCAL AGENCY

This is to certify that, where required, the property occupied by the claimant has been inspected. I further certify that I have examined this claim and have found it to be in accord with the applicable provisions of Federal Law and the regulations issued by the Department of Housing and Urban Development pursuant thereto. Therefore, this claim is hereby approved and payment in the amount of \$ 2,315.17 is authorized.

8 8-23-72
Date


Authorized Signature

5. RECORD OF PAYMENTS

a. Claimant moved to rental unit

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

b. Claimant moved to unit he purchased

8-23-72 514EH \$ 2315.17

c. Homeowner temporarily displaced

_____ _____ \$ _____

MEMORANDUM

Date August 21, 1972

TO: The File
FROM: Jim McIntosh
SUBJECT: L. C. Clark - Computation of Downpayment Assistance

On July 1, 1972, Mr. L. C. Clark signed an earnest money agreement to purchase a single-family dwelling at 5216 N. E. 19th, at a purchase price of \$16,700. Mr. Clark has lived at 227 N. Fargo for the required time and is eligible to receive a downpayment assistance, the computation of which is as follows:

Amount necessary for downpayment		\$3,340.00 ²⁸⁰⁴
a) 20% of purchase price = \$16,700		
Eligible closing costs		83.20
a) Transfer tax	18.70	
b) 1/2 of Escrow fee	33.50	
c) Recording Fee	6.00	
d) Title insurance	<u>25.00</u>	
	\$83.20	
Total Downpayment Required		<u>\$3,423.20</u> ²⁸⁰⁴
Amount in excess of \$2,000	- \$1,423.20 ^{886.70}	
Required matching amount by claimant	- 711.60	
Downpayment assistance if claimant supplies matching funds of \$711.60 ^{443.10}	- \$2,711.60 ^{443.10}	

Mr. Clark can only furnish \$315.17 in matching funds; therefore, the amount of his downpayment assistance will be equal to:

\$2,000.00	
+ <u>315.17</u>	(amount equal to matching funds furnished by claimant)
<u>\$2,315.17</u>	

Thus, Mr. Clark should have deposited in his escrow account at Transamerica Title Insurance Company a dollar amount of \$2,315.17 to be applied to the purchase of the single-family dwelling at 5216 N.E. 19th, Portland, Oregon.

JWM:ch

CONNIE McCREADY
COMMISSIONER
DEPARTMENT OF PUBLIC UTILITIES



CITY OF PORTLAND
OREGON

97204

August 16, 1972

BUREAU OF BUILDINGS

CITY HALL

C. N. CHRISTIANSEN, Director

Building Division
C. C. Crank, Chief

Electrical Division
R. A. Niedermeyer, Chief

Plumbing Division
George W. Wallace, Chief

Permit Division
Albert Clerc, Chief

Housing Division
S. J. Chegwiddden, Chief

RECEIVED

AUG 17 1972

PORTLAND DEVELOPMENT COMMISSION

Portland Development Commission
1700 S. W. 4 Avenue
Portland, Oregon 97201

Attn: Jim McIntosh

Re: 5216 N. E. 19 Avenue

Dear Sirs:

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

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

Yours truly,

C. N. CHRISTIANSEN
BUILDING INSPECTIONS DIRECTOR

S. J. Chegwiddden
Chief Housing Inspector

CHF:vm

cc: Mr. Leo Schaker
5216 N. E. 19 Avenue



OREGON ASSOCIATION OF REALTORS - OFFICIAL EARNEST MONEY CONTRACT

Portland

Oregon

July 1

1972

1. Received of L.C. Clark

hereinafter called "purchaser,"

2. The sum of \$ 500.00 in the form of (check, cash, 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 Mult and State of Oregon, to wit:

4. 5216 NE 19th

5. which we have this day sold to the said purchaser, subject to the approval of the seller,

6. for the sum of Sixteen thousand seven hundred Dollars \$ 16,700.00

7. on the following terms, to wit: The sum, hereinabove received for, of \$ 500.00

8. on Owner's acceptance as additional earnest money, the sum of \$ 1500.00

9. Upon acceptance of title and delivery of deed or contract, the sum of \$ 2,000.00

10. The balance of Dollars \$ 14,700.00

11. payable as follows: By obtaining a conventional loan in the amount of 14,700. Purchaser to

12. apply for said loan within one week of seller's acceptance of this offer. This trans-

13. action is subject to purchaser qualifying for said loan. This offer subject to purchaser

14. receiving 2000. from Portland Development Commission and their approval of above

15. property and property passing city inspection. Seller understands that 2000. in monies will be held

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 received 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 received 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 none

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 Exclude swag lamps in basement and kitchen

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.

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 30 days 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:

40.

41.

42. Realtor's Address: 6025 N. E. Sandy E. G. Stassen Inc Realtor

43. Realtor's Phone: 288-5871 By: Helen Thur

44. AGREEMENT TO PURCHASE Date July 1 1972 11 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 L.C. Clark

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 227 N. Fargo PURCHASER: L.C. Clark

50. Phone PURCHASER:

51. AGREEMENT TO SELL Date July 3 1972 A.M. 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 or contract.

54. Address 5216 NE 19 SELLER: Leo P. Schacher

55. Phone 282-4600 SELLER: Helen B. Schacher

56. DELIVERY TO PURCHASER Date 19

57. The undersigned purchaser acknowledges receipt of the foregoing earnest money receipt bearing his signature and that of the seller showing acceptance.

58. PURCHASER: PURCHASER:

59. SELLERS CLOSING INSTRUCTIONS & FEE AGREEMENT Date July 3 1972

60. I agree to pay forthwith to the above named Realtor a fee amounting to \$ 1169.00 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 5216 NE 19 SELLER: Leo P. Schacher

66. Phone SELLER: Helen B. Schacher

IN ORDER WILL PURCHASER TAKE POSSESSION



Transamerica Title Insurance Co

AMENDED REPORT

August 17, 1972

Transamerica Title Insurance Co.
9906 NE Halsey Street
Portland, Oregon 97220

ORDER NO. 41-33587

PRELIMINARY REPORT FOR
STANDARD COVERAGE POLICY \$ 16,700.00
STANDARD LOAN POLICY \$ 14,700.00

Attn: Joanne Escrow #34508

Gentlemen: We are prepared to issue title insurance in the form and amount shown above insuring the title to the land hereinafter described:

Lot 7, Block 16, VERNON, in the City of Portland, Multnomah County, Oregon.

as of August 7, 1972 at 5:00 P.M., vest in

LEO P. SCHACHER and HELEN B. SCHACHER, as tenants by the entirety.

subject to the usual printed stipulations and exceptions appearing in such form policy and also the following:

1. Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion, or national origin, imposed by instrument, including the terms recorded September 3, 1907 in Book 399, page 257 Deed Records as follows: "Provided that no dwelling to be built upon said premises costing less than \$1,000.00"
2. A judgment entered May 4, 1966, Register No. 319320, Docket Book 62-D, page 40, line 9, in the amount of \$30.00 per month to commence May 1, 1966, against L. C. Clark, in favor of in the matter of the support of Helen Clark.

Note: Taxes for the year 1971-72 in the amount of \$229.38, paid in full. Account No. 86070-3230.

TRANSAMERICA TITLE INSURANCE COMPANY

TRB/cmc

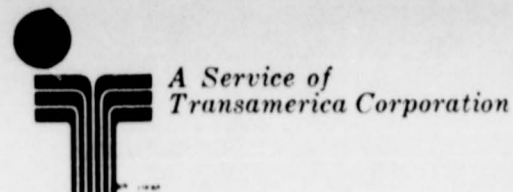
cc: Benj. Franklin
cc: E. G. Stassens
cc: P. D. Commission

by

Theodore R. Blair
Theodore R. Blair
Title Examiner

This Report is preliminary to the issuance of a policy of title insurance and shall become null and void unless a policy is issued, and the full premium therefor paid.

9906 N.E. Halsey Street Portland, Oregon 97220
(503) 222-9931



Transamerica Title Insurance Co

August 18, 1972

RECEIVED

AUG 21 1972

PORTLAND DEVELOPMENT COMMISSION

Escrow No. 34508 Re: Schacker/Clark

Property Address 5216 N.E. 19th

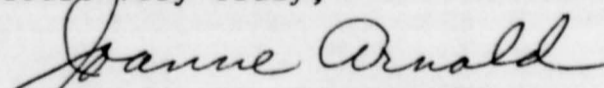
Portland Development Commission
1700 S.W. 4th
Portland, Oregon

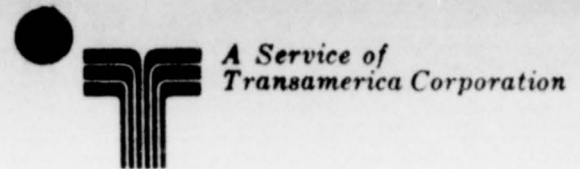
Attention: Mr. McIntosh

In connection with your interest in
the above address, we enclose the following:

- | | |
|----------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> Closing Statement | <input type="checkbox"/> Real Estate Mortgage |
| <input type="checkbox"/> Title Insurance Policy | <input type="checkbox"/> Promissory Note |
| <input type="checkbox"/> Warranty Deed | <input type="checkbox"/> Check in the amount of \$ _____ |
| <input type="checkbox"/> Real Estate Contract | <input type="checkbox"/> Trust Deed |
| <input type="checkbox"/> Assignment of Real Estate Contract - Vendor | <input checked="" type="checkbox"/> Copy of Buyers Statement
Please call confirmation and approval of statement.
222-9931 X241. Thanks Much. |
| <input type="checkbox"/> Assignment of Real Estate Contract - Vendee | <input type="checkbox"/> |
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> (Original) (Copy) of Fire Insurance Policy No. |

Yours very truly,


Joanne Arnold, Escrow Officer
Escrow Department



Transamerica Title Insurance Co

August 9, 1972

ORDER NO. 41-33587

Transamerica Title Insurance Co.
9906 NE Halsey Street
Portland, Oregon 97220

PRELIMINARY REPORT FOR
STANDARD COVERAGE POLICY \$ 16,700.00
STANDARD LOAN POLICY \$ 14,700.00

Attn: Joanne Escrow #34508

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LEO P. SCHACHER and HELEN B. SCHACHER, as tenants by the entirety.

subject to the usual printed stipulations and exceptions appearing in such form policy and also the following:

Conditions and restrictions, but omitting restrictions, if any, based on race, color, or religion, or national origin, imposed by instrument, including the terms recorded September 3, 1907 in Book 399, page 257 Deed Records as follows: "Provided that no dwelling to be built upon said premises costing less than \$1,000.00"

Note: Judgments of record against name similar to L. C. Clark.

We are enclosing statement of identity which, when completed and returned, will assist in checking such judgments and/or liens. This report is subject to such additional exceptions as may appear then appear proper.

Note: Taxes for the year 1971-72 in the amount of \$229.38, paid in full. Account No. 86070-3230.

TRANSAMERICA TITLE INSURANCE COMPANY

TRB/cmc

cc: Benj. Franklin
cc: E. G. Stassens
cc: P. D. Commission

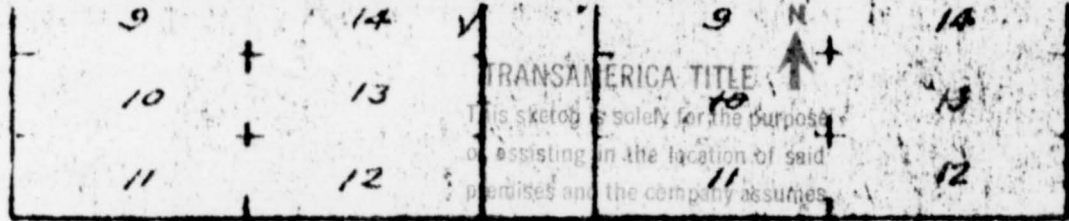
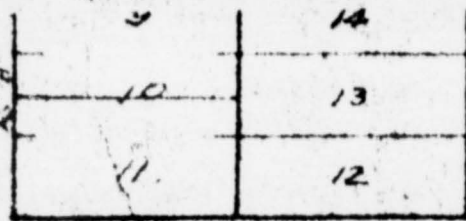
by

Theodore R. Blair
Theodore R. Blair
Title Examiner

This Report is preliminary to the issuance of a policy of title insurance and shall become null and void unless a policy is issued, and the full premium therefor paid.

VERNON
SEC 23 IN-1E

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 LOCATIONS ASCERTAINED
BY ACTUAL SURVEY.



TRANSAMERICA TITLE
This sketch is solely for the purpose
of assisting in the location of said
premises and the company assumes
no liability for variations if any, in
dimensions and location ascertained
by actual survey.

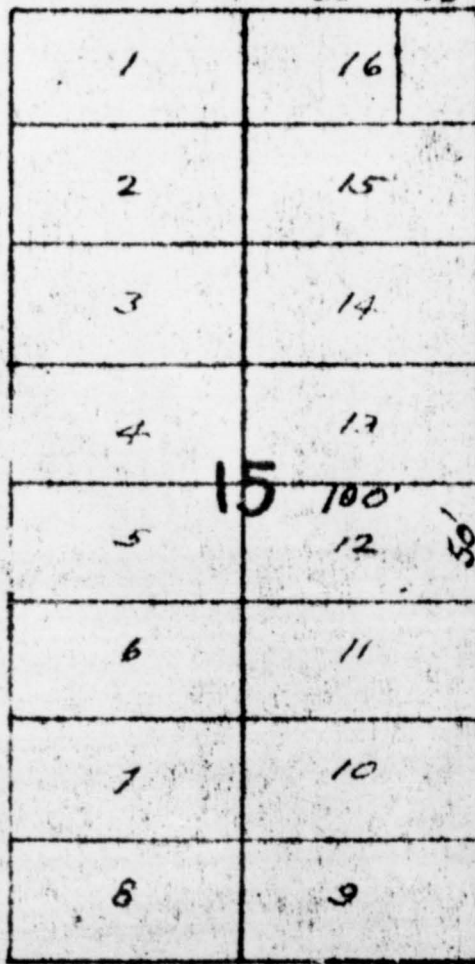
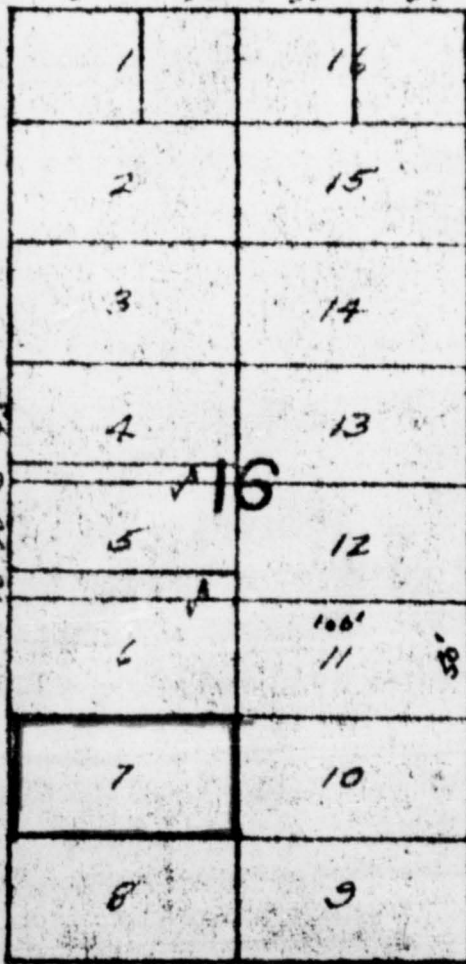
N.E.

EMERSON

ST.

60' 40' 50' 50'

60' 40'



N.E. 19TH AVE.

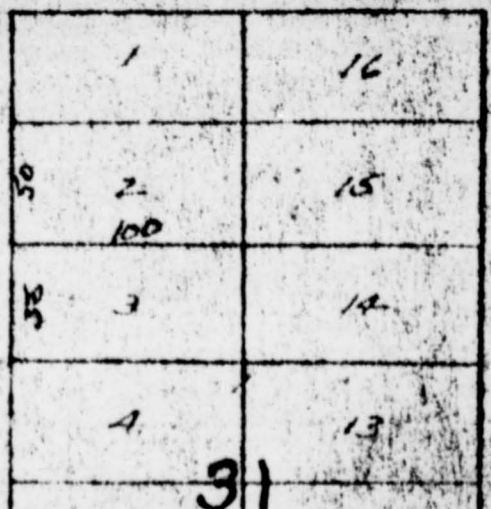
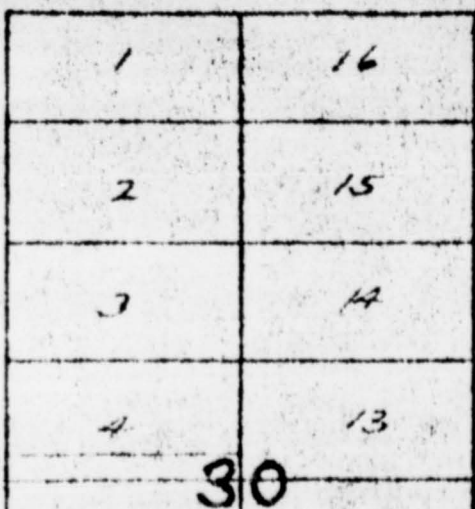
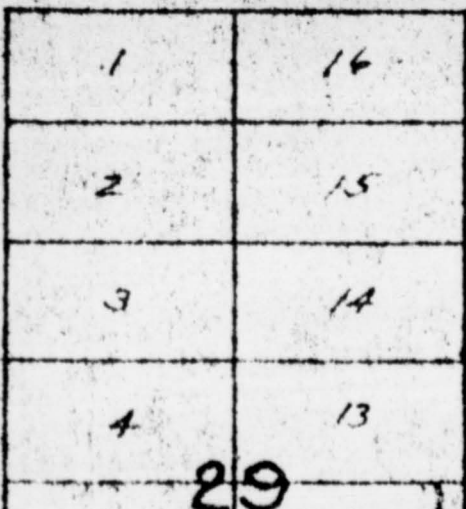
N.E. 20TH AVE.

N.E. 21ST AVE.

N.E.

SUMNER

ST.



29

30

31

9906

~~XXXX~~ E. Halsey Street Portland, Oregon 97220
(503) 222-9931



A Service of
Transamerica Corporation

Transamerica Title Insurance Co

August 4th, 1972

Escrow No. 34508 Re: Schacker/Clark

Property Address 5216 N. E. 19th

Mr. Chet Daniels
Portland Development Commission
235 N. Monroe
Portland, Oregon

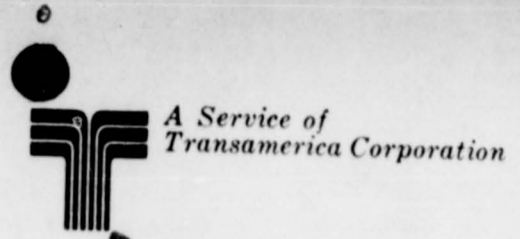
In connection with your interest in
the above address, we enclose the following:

- | | |
|----------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> Closing Statement | <input type="checkbox"/> Real Estate Mortgage |
| <input type="checkbox"/> Title Insurance Policy | <input type="checkbox"/> Promissory Note |
| <input type="checkbox"/> Warranty Deed | <input type="checkbox"/> Check in the amount of \$ _____ |
| <input type="checkbox"/> Real Estate Contract | <input type="checkbox"/> Trust Deed |
| <input type="checkbox"/> Assignment of Real Estate Contract - Vendor | <input checked="" type="checkbox"/> Copy of Earnest Money Agreement
Copy of Preliminary Title Report has been ordered and will be sent to you. |
| <input type="checkbox"/> Assignment of Real Estate Contract - Vendee | <input type="checkbox"/> |
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> (Original) (Copy) of Fire Insurance Policy No. |

Yours very truly,

Joanne Arnold
Joanne Arnold, Escrow Officer
Escrow Department

9906 N.E. Halsey Street Portland, Oregon 97220
(503) 222-9931



Transamerica Title Insurance Co

July 24, 1972

RECEIVED
JUL 25 1972
PORTLAND DEVELOPMENT COMMISSION

Escrow No. 34508 Re: Schacker/Clark L. C. Clark

Property Address 5216 N. E. 19th

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

Attention: Dorothy Lyon

In connection with your interest in
the above address, we enclose the following:

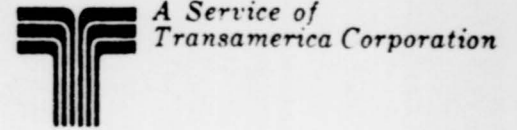
- | | |
|----------------------------------------------------------------------|-------------------------------------------------------------------------|
| <input type="checkbox"/> Closing Statement | <input type="checkbox"/> Real Estate Mortgage |
| <input type="checkbox"/> Title Insurance Policy | <input type="checkbox"/> Promissory Note |
| <input type="checkbox"/> Warranty Deed | <input type="checkbox"/> Check in the amount of \$ _____ |
| <input type="checkbox"/> Real Estate Contract | <input type="checkbox"/> Trust Deed |
| <input type="checkbox"/> Assignment of Real Estate Contract - Vendor | <input checked="" type="checkbox"/> Copy of the Earnest Money Agreement |
| <input type="checkbox"/> Assignment of Real Estate Contract - Vendee | <input type="checkbox"/> |
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> (Original) (Copy) of Fire Insurance Policy No. |

Yours very truly,

Joanne Arnold

Escrow Department
Joanne Arnold, Escrow Closer

Transamerica Title Insurance Co



ESCROW DEPARTMENT

J. C. Clark
Helen Clark

Escrow No. 34508

Order No. _____

Date _____

Adjustment Date _____

Seller, Schacker, Leo P. & Helen B.
Prop: 5216 NE. 19th

	CHARGES	CREDITS
Purchase Price	16,700.00	
1972/73 Based on 11/72		
Pro Rata Real Estate Taxes <i>7/1/72 to 9-1</i>		38.22
Pro Rata Fire Insurance <i>New</i>	61.00	
<i>Multnomah County Transfer Tax</i>	18.70 ^x	
Escrow Fee <i>One half of 67.00</i>	33.50 ^x	
Recording <i>Warranty Deed + Mortgage</i>	6.00 ^x	
Mortgage Title Insurance	25.00 ^x	
MORTGAGE LOAN COSTS:		
Service Charge	147.00	
Credit Report		
Appraisal Fee		
Interest Adjustment		
Survey Certification Charge		
<i>only Ins Prem</i>	43.50	
MORTGAGE LOAN RESERVES:		
FHA Mortgage Insurance 1 mo.	3.06	
Real Estate Taxes _____ mo. _____ per mo.	270.80	
Fire Insurance <i>2</i> mo. _____ per mo.	10.00	
Mortgage Loan		14,700.00
Earnest Money Deposit		
Deposit in Escrow		
<i>Funds from P.D.C. to Cover</i>		2,000.00
	17,368.56	16,738.22
To Balance <i>Balance Due</i>		630.34
		17,368.56

PURCHASERS STATEMENT (Mortgage)

July 13, 1972

Mr. Lane Watson
Mortgage Loan Department
Benjamin Franklin Savings and Loan
517 S. W. Stark
Portland, Oregon 97204

Dear Mr. Watson:

In a recent conversation with Mr. L. C. Clark, Mr. Clark indicated that he had applied to your company to obtain financing for the purchase of a single-family dwelling located at 5216 N. E. 19th Avenue, Portland, Oregon. Under provisions of the Uniform Relocation and Real Property Acquisition Policies Act of 1970, Mr. Clark, as a displaced person from the Emanuel Project Area, is eligible to receive the following downpayment benefits:

The amount of the downpayment shall be determined by our office as the amount required as a downpayment if such purchase was financed with a conventional loan. Upon purchase and occupancy of a decent, safe, and sanitary dwelling, Mr. Clark may be reimbursed for the:

- (1) full amount of the downpayment, plus eligible incidental expenses if such total amount does not exceed \$2,000; or if more than \$2,000,
- (2) \$2,000 plus 50% of the amount in excess of \$2,000, providing that Mr. Clark contributes 50% of the amount in excess of \$2,000.
- (3) The full amount of the downpayment must be applied to the purchase price, and such downpayment and incidental costs claimed must be shown in the closing statement.

It should also be noted that the house at 5216 N. E. 19th must be determined to be decent, safe, and sanitary housing before Mr. Clark will be eligible to receive the downpayment benefit outlined above.

Mr. Lane Watson
Page 2
July 13, 1972

If you have any questions, please do not hesitate to call.

Very truly yours,

James W. McIntosh
Relocation Advisor

JWM:ch

June 14, 1972

Mr. L. C. Clark
227 N. Fargo
Portland, Oregon 97227

Dear Mr. Clark:

On February 29, 1972 our office notified you in writing that you would be required to vacate the property at 227 N. Fargo not later than June 1, 1972. Any extension of this date must have the written approval of the Commission.

We are most anxious to assist you in your efforts to find a replacement dwelling and in obtaining those benefits to which you are entitled under the Uniform Relocation Act of 1970. It would be greatly appreciated if you would contact our office at the earliest date possible, in order that we might arrange to meet and discuss this matter. I can meet you at your residence, place of employment, our Emanuel Site Office, or our downtown office. My phone number is 224-4800.

Very truly yours,

James W. McIntosh
Relocation Adviser

JM:ch

LEGAL AID SERVICE
MULTNOMAH BAR ASSOCIATION
ALBINA OFFICE

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

May 3, 1972 RECEIVED

MAY 4 1972

Parcel file

EX. DIR.	
A. DIR.	
D. OPER.	
SP. ASST.	
	BCW copy
	0115

285-8366
William Daw, Esq.
Attorney at Law
311 N. E. Killingsworth
Portland, Oregon 97211

PORTLAND DEVELOPMENT COMMISSION

Re: L. C. Clark

Dear Mr. Daw:

Forwarded herewith pursuant to our telephone conversation of 2 May, 1972, are the affidavits of Hattie M. Browning and Matthew C. Scott applying to Mr. Clark's claim for relocation payments.

It is my understanding that Mr. Clark wishes to purchase replacement housing under the provisions of the Uniform Relocation Act of 1970, but I do not feel that I should continue to assist him since his recent income at Allied Plating Company is far in excess of our poverty law guidelines.

Accordingly, Mr. Clark, who noted that he had been represented by you previously and wishes to return to you for assistance, has been asked to contact you to make an appointment for further assistance in this matter.

Enclosed also find relocation form M-1 and TCO-2 which have been signed by Mr. Clark.

I definitely suggest that the question of eligibility be resolved before Mr. Clark selects a replacement home and that you contact Mr. Benjamin C. Webb, Chief of Relocation, Portland Development Commission, at 224-4800, who is familiar with the case and will be able to render assistance.

I thank you for your cooperation in advance.

Very truly yours,

Holman J. Barnes, Jr.
Supervising Attorney

HJB/mlw

Enc: 4

cc: Mr. Benjamin C. Webb

LEGAL AID SERVICE
MULTNOMAH BAR ASSOCIATION
ALBINA OFFICE

JAY FOLBERG

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


DIRECTOR

April 24, 1972

RECEIVED

APR 25 1972
PORTLAND DEVELOPMENT COMMISSION

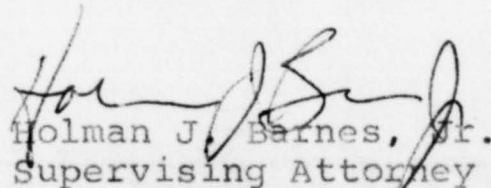
Mr. Ben Webb
Portland Development Commission
1700 S. W. Fourth Avenue
Portland, Oregon 97201

Dear Mr. Webb:

Please provide Claims Forms for the claim of Mr. L. C. Clark, tenant in the Emanuel Hospital Project. His request is made pursuant to Relocation Handbook 1371.1, Chapter 6, Section 1, Paragraph 4B.

I thank you for your assistance in advance.

Very truly yours,


Holman J. Barnes, Jr.
Supervising Attorney

HJB/mlw

April 24, 1972

Mr. Holman J. Barnes
Attorney at Law
Legal Aid Service, Albina Office
517 N. E. Killingsworth
Portland, Oregon 97211

Dear Mr. Barnes:

In accordance with your request, I am enclosing Relocation Forms M-1 and TCO-2 for Mr. Clark's signature. Relocation Form M-1 represents a claim for a Fixed Relocation Payment, and Form TCO-2 represents a claim for a Replacement Housing Payment for Tenants and Certain Others.

It would be greatly appreciated if you would suggest to Mr. Clark that he contact our office before he signs an earnest money agreement or any other type of promissory note on a house that he might be interested in purchasing. Frequently, relocatees commit themselves to buy a house before they fully understand the amount of assistance we are able to provide, thus causing unnecessary problems.

If you have any questions, please call us.

Very truly yours,

Benjamin C. Webb
Chief of Relocation and
Property Management

BCW/JMc:ch
Enclosure

1 STATE OF OREGON)
2 County of Multnomah)

) ss.

AFFIDAVIT

3 I, L. C. Clark, being first duly sworn, depose and say:

4 (1) I am presently residing at 227 N. Fargo Street, Portland,
5 Oregon. I have lived here since the fall of 1970. My previous address
6 was 16 N. E. Graham. In the fall of 1970, I moved to North Fargo
7 Street with my wife, Helen, and four children. Approximately one month
8 later, we separated. She took the furniture and the children. I have
9 been occupying this house since that time. My only furniture is a
10 bed, a loveseat, and a stereo. If one doesn't look closely, one might
11 think that this house is unoccupied. My next door neighbor, Mrs.
12 Browning, can verify that I have been occupying this house since the
13 fall of 1970. My landlord, Matthew Scott, can verify the same. I
14 also take my meals at his restaurant on Williams Avenue. My former
15 landlord at 16 N. E. Graham, Mr. Jack Mason, will verify that I moved
16 from his apartment in the fall of 1970.

L C Clark

L. C. CLARK

17
18
19 SUBSCRIBED AND SWORN To before me this 23rd day of February,
20 1972.

Rose Marie Martini
NOTARY PUBLIC FOR THE STATE OF OREGON
My Commission Expires: 9-29-74

March 7, 1972

Mr. Holman J. Barnes
Attorney at Law
Legal Aid Service
Albina Office
517 N. E. Killingsworth
Portland, Oregon 97211

Dear Mr. Barnes:

Pursuant to the receipt of the sworn statement by L. C. Clark, that he has resided at 227 N. Fargo Street since the fall of 1970, I would like to alert you to some relevant information which, in my opinion, makes Mr. Clark's statement somewhat questionable.

Some months back, Mr. Mathew Scott came into our Emanuel Site Office and inquired about buying a replacement dwelling. He said that the house at 227 N. Fargo was vacant. We explained that an absentee owner is not eligible to receive a replacement housing payment. A number of weeks following Mr. Scott's visit to our office, Mr. Clark came into our office and asked about his eligibility to receive a replacement housing payment. He explained that he had been a tenant in Mr. Scott's house since June of 1970. We told him that it would be necessary for us to determine his eligibility to receive relocation benefits.

Since the time of Mr. Clark's initial visit to our office, I have made inquiries of the following companies: First, I called Allied Plating Company, Mr. Clark's place of employment, and talked with a woman in the Personnel Office. She indicated that Mr. Clark at the time of his employment last year, listed on his application that his current address was 713 N. Humboldt.

Second, I called the Water Bureau concerning their service account at 227 N. Fargo. They told me that in August of 1970 the water at said address was turned off, and then in January of 1971 the meter was removed. It wasn't until June of 1971 that service was reconnected.

Third, the Northwest Natural Gas Company indicated that their account at 227 N. Fargo was listed in the name of Helen Smith until August, 1970. From August, 1970 until January, 1971 the service was disconnected. From January, 1971 to the present, the service account has been listed in the name of Mathew Scott, Jr.

Mr. Holman J. Barnes

Page 2

March 7, 1972

Finally, Mr. Brunner from Portland General Electric Company revealed that the electrical service at 227 N. Fargo was in the name of Mr. Mathew Scott until July 16, 1970. The unit was considered vacant for one year until service was placed in the name of L. C. Clark on July 1, 1971.

Considering the inconsistencies inherent in the above information, it would seem that Mr. Clark's sworn statement deserves further investigation.

Perhaps you will wish to advise Mr. Clark that to sign a relocation claim under false pretenses is a federal offense.

Very truly yours,


Benjamin C. Webb
Chief of Relocation and
Property Management

BCW:ch

LEGAL AID SERVICE
MULTNOMAH BAR ASSOCIATION
ALBINA OFFICE

JAY FOLBERG

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


DIRECTOR

March 2, 1972

RECEIVED

MAR 3 1972

PORTLAND DEVELOPMENT COMMISSION

Mr. Benjamin Webb, Chief
Relocation Department
Portland Development Commission
1700 S. W. Fourth Avenue
Portland, Oregon 97201

Re: L. C. Clark

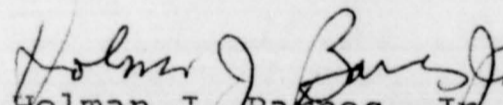
Dear Mr. Webb:

Mr. L. C. Clark has stated to me that he believes that he is entitled to relocation benefits as he has resided at 227 North Fargo Street since the fall of 1970.

I have obtained an affidavit reciting these facts from Mr. Clark and forward it herewith for your consideration.

Mr. Clark wishes to make application for benefits as a tenant and I have instructed him to contact you by telephone at the earliest possible time.

Very truly yours,


Holman J. Barnes, Jr.
Supervising Attorney

HJB/mlw

CC: Mr. L. C. Clark

Enc: One

PORTLAND DEVELOPMENT COMMISSION

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

February 29, 1972

Mr. Elsie Clark
227 North Fargo
Portland, Oregon 97227

Dear Mr. Clark:

The premises you are now occupying at the above subject address are within the boundaries of the Emanuel Hospital Urban Renewal Project. The project is designed to accomplish the removal of structurally substandard buildings, to eliminate blighting influences, to modify the street system and to make land available to Emanuel Hospital, a non-profit organization, for the development of necessary facilities for a medical and hospital complex.

Ownership (possession) of this property was vested in (granted) the Portland Development Commission on February 23rd, 19 72. Present plans of the Portland Development Commission call for demolition of the structure which you occupy at the earliest possible date. The most recent regulations of the Department of Housing and Urban Development governing this project stipulate that lawful occupants shall not be required to surrender possession without at least 90 days written notice from the local commission. This letter therefore is to advise you that we require you to surrender possession of the above subject premises not later than June 1st, 19 72. Any extension of this date must have the written approval of the commission.

Those persons or families displaced by urban renewal activity, who qualify for low-cost public housing, are entitled to a priority for any vacancy which may exist in public housing or housing leased by the Housing Authority of Portland. If you have any questions or wish more information please call on us at 235 N. Monroe Street, 288-8169. We want to cooperate with you to the fullest extent possible in finding a new location, assisting you in your move, and obtaining for you those benefits to which you are entitled under the regulations. We will appreciate your keeping us advised of your moving plans.

Yours very truly,

PORTLAND DEVELOPMENT COMMISSION

By: W. Stanley Jones

WSJ:slc



THIS AGREEMENT, entered into this 29th day of February, 1972, by and between the PORTLAND DEVELOPMENT COMMISSION and ELSIE CLARK hereinafter called respectively lessor and lessee;

WITNESSETH: That for and in consideration of the payment of the rents and the performance of the covenants contained on the part of lessee, said lessor does hereby demise and let unto the lessee and lessee hires from lessor for use as a residence those certain premises described as a house located at 227 North Fargo, Portland, Oregon 97227 for a tenancy from month-to-month commencing on the 21st day of February, 1972, and at a monthly rental of \$ 60.00 per month, payable monthly in advance on the 1st day of each and every month.

It is further mutually agreed between the parties as follows: (1) Said premises shall be occupied by no more than 1 adults and --- children. (2) Lessee shall not violate any city ordinance or state law in or about said premises. (3) Lessee shall not sub-let the demised premises, or any part thereof, or assign this agreement without the lessor's written consent. (4) Any failure by lessee to pay rent or other charges promptly when due, or to comply with any other term or condition hereof, shall at the option of the lessor forthwith terminate this tenancy. (5) Lessee shall keep and maintain the premises in a clean and sanitary condition at all times, and upon the termination of the tenancy shall surrender the premises to the lessor in as good condition as when received, ordinary wear and damage by the elements excepted. \$ --- is herewith deposited for cleaning up, the same to be returned if premises are in clean and orderly condition, otherwise forfeited. (6) Lessee hereby waives all right to make repairs at expense of lessor. (7) The lessee agrees to properly cultivate, care for, and adequately water the lawn, shrubbery, trees and grounds. (8) The lessor shall pay for all water supplied to the said premises. The lessee shall pay for all gas, light, heat, power, telephone service, and all other services, except as herein provided, supplied to the said premises. (9) Nothing contained in this agreement shall be construed as waiving any of lessor's rights under the laws of the State of Oregon. (10) This agreement and the tenancy hereby granted may be terminated at any time by either party hereto by giving to the other party not less than --- (---) days prior notice in writing. (11) In the event any suit or action is brought to collect any of said rents or to enforce any provision of this agreement or to repossess said premises, lessee agrees to pay lessor's reasonable collection costs, including reasonable attorney's fees, even though no suit or action is filed hereon; however, if suit or action is filed, the amount of said reasonable attorney's fees shall be fixed by the court, or courts in which the suit or action, including any appeal thereon, is tried, heard or decided.

IN WITNESS WHEREOF, the parties hereto have executed this agreement in duplicate the day and year first above written.

PORTLAND DEVELOPMENT COMMISSION
Lessor

E. C. Clark
Lessee

February 28, 1972

Mr. L. C. Clark
227 N. Fargo
Portland, Oregon 97227

Dear Mr. Clark:

It is our understanding that you are currently renting and do occupy the single-family dwelling at 227 N. Fargo in the Emanuel Hospital Project Area.

Enclosed you will find our pamphlet which outlines the Relocation Assistance Benefits that you might be eligible to receive.

At your earliest convenience, please contact James McIntosh, whose office is located at 1700 S. W. Fourth Avenue, Portland, Oregon 97201. His telephone number is 224-4800.

Very truly yours,

Benjamin C. Webb
Chief of Relocation and
Property Management

BCW/JWB:ch
Enclosure

Ira C. Keller
Chairman

Harold Halvorsen
Secretary

Vincent Raschio
Edward H. Look
John S. Griffith

PORTLAND DEVELOPMENT COMMISSION

1700 S.W. FOURTH AVENUE • PORTLAND, OREGON 97201 • 224-4800

John B. Kenward
Executive Director

November 12, 1971

RECEIVED
NOV 16 1971
PORTLAND DEVELOPMENT COMMISSION

Mrs. Martin
Allied Plating
8135 N.E. Union
Portland, Oregon

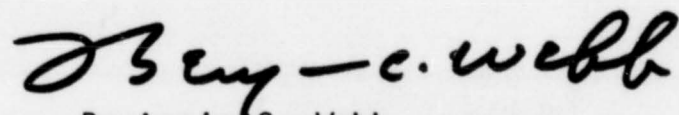
Dear Mrs. Martin:

Pursuant to our recent conversation, we are requesting verification of the employment status and monthly income of a Mr. L. C. Clark.

Mr. Clark currently resides at 227 N. Fargo, Portland, Oregon. His residence is located within the boundaries of a federally-funded urban renewal project. Receipt of the above information is necessary to determine Mr. Clark's eligibility to receive certain federal benefits.

Thank you for your cooperation in this matter.

Very truly yours,



Benjamin C. Webb
Chief of Relocation and
Property Management

BCW/JMc:ch

Mr. Clark is currently earning \$5.10 an hour

FOR APPROX HOW MANY HOURS PER WEEK.

WHO SUPPLIED THIS INFORMATION.

IF IT IS NECESSARY THAT WE HAVE THIS INFO YOU
MAY HAVE TO GO TO THE EMPLOYER

Date Initiation of Negotiations - 6/14/71

CITY OF PORTLAND, OREGON
PORTLAND DEVELOPMENT COMMISSION

REAL ESTATE OPTION

GRANTOR Mathew Scott, Jr. MAIL ADDRESS 3310 N. Williams
GRANTOR Lavell Scott MAIL ADDRESS Portland, Oregon
MAIL ADDRESS _____
AGENT OF GRANTOR _____ MAIL ADDRESS _____

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

Lot 12, Block 3, Albina Addition, in the City of Portland, County of Multnomah and State of Oregon (PDC parcel A-3-16).

for the sum of Eight Thousand and no/100 Dollars (\$ 8,000.00)

to be paid as follows: Eight Thousand and no/100 Dollars (\$ 8,000.00)

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

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

Mathew Scott, Jr.
3310 N. Williams
Portland, Oregon

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

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

(2) Furnish to the Commission/an owner's policy of title insurance in the amount of said purchase price prepared by _____ insuring the Commission as fee simple owner of said property free and clear of all liens and encumbrances except said building restrictions of record and zoning ordinances.

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

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

(5) Deliver to the Commission possession of said property at the closing of escrow, provided that with respect to property or portion thereof which the undersigned occupies for his own use, possession of such occupied property or portion shall be delivered to the Commission within no days of closing of escrow.

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

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

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

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

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

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

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

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

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

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

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

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

Dated this 10 day of 12, 1971.

[Signature] (SEAL)

[Signature] (SEAL)

WITNESSES:

_____ (SEAL)

_____ (SEAL)

HOUSING RESOURCES SURVEY
CHARACTERISTICS OF VACANT DWELLING UNITS
 To be Filled in for Each Dwelling Unit Classified as "Vacant"

2/16/71 checked with
 Water Bureau -
 water turned
 off, back
 bill.

Analyst WSQ Date Surveyed 2/16/71 Tabulator _____ Date _____
 Dwelling Unit No. 16 Structure No. 13 Census Block No. 23 Census Tract No. 22A
 Street Address 227 N. Fargo Apartment No. _____
 Legal Description _____

NAME OF OCCUPANT: SCOTT, MATTHEW NAME & ADDRESS OF OWNER: Scott, Matthew NAME & ADDRESS OF PROP. MGR: _____
 _____ % 3310 N. Williams _____
 TELEPHONE: _____ TELEPHONE: _____ TELEPHONE: _____
 INTERVIEWED? () Yes () No INTERVIEWED? () Yes () No INTERVIEWED? () Yes () No

I. VACANCY STATUS AT DATE OF SURVEY

- Available for rent
- Available for rent or sale
- Available for sale only
- Rented or sold awaiting occupancy
- Temporarily not available, _____
- Held for occasional use
- Substandard condition
- Not available for other reasons (explain) _____

Period vacant, months _____

II. RENTAL RATE ASKED FOR THIS D. UNIT

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

Deposits expected from renter
 Advance rent \$ _____, other \$ _____

This d. u. listed for rent with broker, yes __, no __

This d. u. advertised for rent, yes __, no __

Rental data obtained from
 Name, _____

III. SALES PRICE ASKED FOR THIS HOUSE

Listed with broker, yes __, no __
 Advertised by owner, yes __, no __
 Cash asking price \$ _____
 Period house has been for sale, months _____
 For sale data obtained from
 Name, _____

IV. OTHER FACTORS ON CONDITION OF THIS DWELLING UNIT

- A. Entrance to this dwelling unit
 - Enter directly from outside
 - Enter from common hall
 - Enter through another dwelling unit
- B. Kitchen
 - Complete kitchen for this d. u. only
 - Kitchen is for more than one d. u.
 - Kitchen is not complete
- C. Water available to this dwelling unit
 - Hot and cold piped water
 - Outlets are for more than one d. u.
 - No piped water in this dwelling unit
- D. Toilet facilities
 - Toilet for this dwelling unit only
 - Toilet is for more than one d. u.
 - No flush toilet in this dwelling unit
- E. Bath and shower facilities
 - Bath or shower for this d. u. only
 - Facilities are for more than one d. u.
 - No bath or shower facilities in this d. u.
- F. Kind of foundation or basement
 - Full, or partial, concrete basement
 - No basement, but built on poured concrete foundation
 - No basement, foundation not poured concrete, but built another way (explain) _____
- G. In the opinion of the Analyst, this dwelling unit is decent, safe and sanitary. Yes __, No __
 (If opinion is "NO", explain below.) _____

V. REMARKS

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

Date _____

Analyst _____ Surveyed _____ Tabulator _____ Date _____
 Dwelling Unit No. 14 Structure No. 13 Census Block No. 23 Census Tract No. 22A
 Street Address 227 N. Fargo Apartment No. _____
 Legal Description _____

NAME OF OCCUPANT: <u>SPOTT, Matthew</u>	NAME & ADDRESS OF OWNER <u>Scott, Matthew</u> <u>227 N. Fargo</u>	NAME & ADDRESS OF PROP. MGR: _____
TELEPHONE: _____	TELEPHONE: _____	TELEPHONE: _____
INTERVIEWED? () Yes () No	INTERVIEWED? () Yes () No	INTERVIEWED? () Yes () No

I. DESCRIPTION OF STRUCTURE

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

This structure has 1 stories (do not count basement)

II. OCCUPANCY STATUS OF DWELLING UNIT

X Owner occupied
V Renter occupied
X Vacant

III. SIZE OF DWELLING UNIT

700 Sq. ft. in first floor (county figure)
700 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
2 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
1967 Date of last appraisal
1925 Date structure was originally built

B. Market value data for one-family dwelling

	Market value	Computed value per sq. ft.
Land	\$ <u>3790</u>	\$ _____
Improvements	<u>1400</u>	_____
Total	<u>5,190</u>	_____

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

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

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

V. RENTAL RATE FOR THIS RENTED UNIT

Monthly average Rent	Cash rent \$ _____	Utilities \$ _____	Total paid by renter \$ _____
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

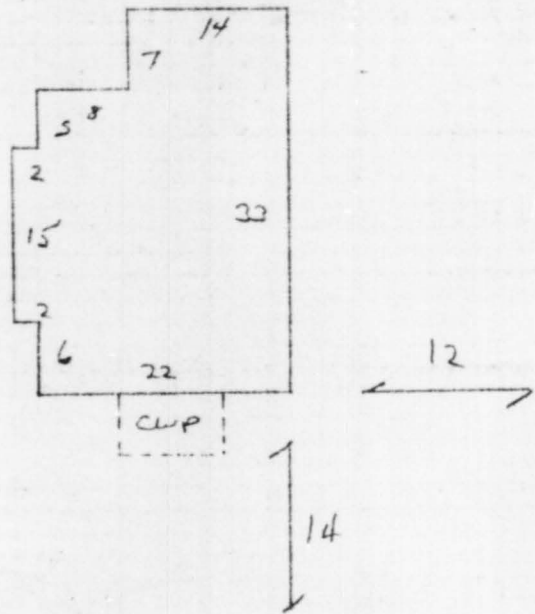
Listed with broker, yes _____, no _____
 Advertised by owner, yes _____, no _____
 Cash asking price \$ _____
 Period house has been for sale, months _____

VII. REMARKS

1 1-00990-0530 GROSSMAN, ALBERT A &
 JEANNETTE H
 BY SCOTT MATTHEW
 227 N FARGO ST
 PORTLAND, OREGON 97227

ALBINA ADD LOT BLOCK
 12 3

PROPERTY ADDRESS: 227 N FARGO ST
 PORTLAND
 APPEALS:



227 N Fargo AVE OR ST
 FRONT OF BUILDING

1"=20'



SUMMARY - ASSESSED VALUATION - REAL PROPERTY

ASSESS YEAR	MIN RIGHTS	TIMBER	LAND	IMPS.	TOTAL	SIGN DATE
1968			3650	1350	5000	213 2
1971			3790	1400	5190	UD

PURPOSE G / P

ECON G A / more modern built home in a old
 COND G / run down Dist. - Not best land use

REMARKS

DATE 2 9 68 SIGN *Kan Polan* DEPUTY

DATE	CHECKED	REVIEWED	BLDG COUNT	INDEX	RE-CHECKED	NOTIFIED
FEB 21 '68		3-28-68				
BY	<i>L. Boyd</i>					

FORM 67 REV. 1-66

LAND APPRAISAL 19 60

IDENTIFICATION	DATE	MARKET DATA	
		ADJUSTMENTS	IND. VALUE

MONTHLY RENTAL \$		X GRM	IND. VALUE
ZONING		SITE ADJUSTMENTS	
		ROAD TYPE D.G.	
		TOPOGRAPHY 3'A.G.	
		VIEW	
		OTHER	
AREAS IMPROVEMENTS			
SIDEWALKS & CURBS			
WATER			
SEWERS			
OTHER			
		DEPTH FACTOR	
		STANDARD DEPTH	
		EFFECTIVE DEPTH	

COMPUTATIONS				VALUE
LAND DESCRIPTION	SIZE OR ACRES	BASIC UNIT VALUE	ADJUST FACTORS	ADJ'D. UNIT VALUE
41 x 100 @ 20FF 820	0.90	4100		820
		3590		3690

TOTAL AREA		SUB-TOTAL	3690
REMARKS		SITE ADJ.	%
		TOTAL APPR VALUE	3650
	19	APPR. VALUE	
	19	APPR. VALUE	
	19	APPR. VALUE	
	19	APPR. VALUE	

APPRaiser: J.A. DATE: 5 8 67

ACCOUNT NO. 1-00990-0500	19 68
CLASS 4 STORY 1 AREA 70.2	ADJ. 7800
ADDRESS 227 N Fargo	BASE FACTOR 1500
FDN. Con Br. W.P. BSMT Ent 3 4 1 2 1 1	
BSMT ROOMS 0	
FLOORS D S Lino Tile Hdw Fl Con	
ROOF G H F Alum Comp Shg Shk Tile Built-Up	
EXTER. B 75 Shks. Siding Blk Stuc. Brk. P.D.	
INTER. L & P Drywall Trim Fl Hdw Bl Avgt	
PLUMB'G FACILITY Sink D.W. Toil. W.B. Tub Enc Shower OT Enc St. Laun. W.H.	
HEAT H.W. Pkg. Pipe Floor Gr Gas Elect. H.A. 700	420
FIREPLACE Ins. OS S D T 1-Sty 2-Sty Flue	
ATTIC 0 Unf. Fin. BR Bath Lav. H 3 4 1 2 1 4	
2ND STY 0 BR Bath Lav H	
BAYS 0 DORMERS	
MISC	
MISC V.F. & H. R & O V.F. Tile	
OUTSIDE 300 Conc BT Sprinkler Y.L.	

FIRST FLOOR	GARAGE	TOTAL	150
Rec. Hall	Class 4	SUB	9870
Serv. Hall	Type Det	ADJ. REPCOST	
Liv. Rm	Dim 11 x 18	RG 9870	
Din. Area	INS.	14 7381	
Fam. Rm	Dim 7'00' 9870		
Nook	DWG.		
Kitchen	Floor Slab		
Utility	Const. Frame		
Bedroom	MISC		
Bath	Roof G. Comp		
Lav	Misc. NU		
Den			

MISC		TOTAL DEPRECIATED REPLACEMENT COST	1381
Dim. X	BUILT 1925	ADJUSTMENT	1968
Fdn.	PERM. NO.	Age 52	APPR. VALUE 1350
Const.	PREV. APPR 1962	Func.	19
Roof	D.P.A. RM MO	Econ -35	APPR. VALUE
MISC	RENTAL	Cond	19
Dim. X		NET 14	APPR. VALUE
Fdn.			19
Const.			APPR. VALUE
Roof			19
			APPR. VALUE