

EMANUEL HOSPITAL PROJECT

(ORE. R-20)

PROPERTY IDENTIFICATION

PARCEL NO. AB-1-3 ADDRESS 2803 N. Commercial Avenue
LEGAL DESCRIPTION East 8 feet of the South 45 feet of Lot 12; all of Lot 13,
Block 1, ABENDS ADDITION
OWNER DOWNING, Jack L. and Lois J. LOT AREA 4,050 SQ.FT.

PROPERTY DESCRIPTION:

Site is a 45'x90 lot approximately 3' to 4' above street grade with all public utilities connected. There are concrete curbs, concrete sidewalks, stone retaining walls in front and side, stoeps, concrete walks in front and side, a rear view over the City. There is lawn, some shrubs in the front and side and some garden space.

Improvements consist of a 1½-story frame dwelling built in 1904 with 1340 sq.ft. on main floor. Exterior is finished with cedar siding, good composition roof, new appearing aluminum gutters and downspouts. Exterior needs paint and some deterioration in porch exists. There is a wood porch, storm door entry with screen, modern birch door, solid core, new hardware.

Interior consists of an entryway completely refurbished, papered wall, ceilings, new hanging fixture, carpeted floors; dining room with modern hanging chandelier, carpeted floors, papered walls, fir wainscoat; large front room with same finish; antique treated windows, modern light fixture; front parlor with papered walls, carpeted floors; den finished with vinyl floors; hall bath with antique fixtures, 2 white plumbing fixtures; access to the rear hall; a covered porch and a basement. Kitchen has good linoleum floors, painted wainscoat, papered walls, ceiling is sheetrock, wired for range and refrigerator, fir cabinets, wood counter top, porcelain sink unit and dining space. Nook area is heated by an electric baseboard unit.

ZONING: A-2.5S



PARCEL NO. AB-1-3
Continued

There is carpeted stair tread with special designed hardwood railing access to second floor, papered walls, fully carpeted hall, refinished ceiling swirl, closet space, drawers; hall bath finished with indoor-outdoor carpeting, baseboard electric heat, 3 white plumbing fixtures in good repair, painted room, medicine chest. There is a large master bedroom with carpeted floors, a master bath with 3 white plumbing fixtures of luxury antique design. All of the walls are in excellent condition. There is a wardrobe, walk-in closet which is very commodious.

Second bedroom has baseboard electric heat, good closet, papered walls, fir floors. Third bedroom is good sized with a walk-in closet, papered walls and fir floors in good condition.

Basement has concrete floors, brick foundation walls, in good condition, many extra electric plug outlets, modern wiring, automatic breaker system, modern lighting; a utility area with a modern laundry tub, modern sink, wired for washer and dryer and vented. Heating unit is gas fired, piped to all rooms.

There is a lower level garage which has access to Graham Street. It is of sufficient size to carry a modern car. It has concrete floor, walls and ceiling. Property has a modern electric hot water heater, 66-gallon capacity.

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

OWNERSHIP DATA REPORT

Order No. 365001 AB-1-3
Dated February 1, 1969

(1) Last deed of record runs to Lois J. Downing to an undivided one-half interest.

From Jack L. Downing to an undivided one-half interest.

Whose address is 2803 N. Commercial St. Portland, Oregon

(2) Legal description East 8 feet of South 45 feet of Lot 12, and all of Lot 13, Block 1, ABENDS ADDITION.

(3) Deed dated December 30, 1967 recorded January 3, 1968
Book 598 page 1413 Consideration \$3,600 IRS 0060-0190
(4) Assessed valuation of land 68-69 \$106.49 Improvements 0060-0190
(5) Taxes 68-69 \$106.49 Acct. No. 0060-0190

Mortgages, contracts and other encumbrances:

1. Inventory No. 105122, dated January 8, 1968, Louise A. Langley, deceased. Died December 24, 1967.

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

PIONEER NATIONAL TITLE INSURANCE COMPANY

By [Signature]