

EMANUEL HOSPITAL PROJECT

(ORE. R-20)

PROPERTY IDENTIFICATION

PARCEL NO. AB-3-5 ADDRESS 413 N. Stanton Street

LEGAL DESCRIPTION South One-Half of Lot 15, Block 3, ABENDS ADDITION

OWNER WALLIN, Jacob E. and Martha A. LOT AREA 2,266.65 SQ.FT.

PROPERTY DESCRIPTION:

Site is a 45.33'x50' lot, level to the street grad; has paved streets, concrete curbs, concrete sidewalk, concrete driveway, good lawn, shrubs, sidewalks at the side and rear. Rear yard is surrounded by a fence; there is a small concrete way, a garden and lawn in the rear yard.

Improvements consist of a 2-story dwelling built in 1904 with 792 sq.ft. of living on the main floor; full basement, modern shake siding, good composition roof, GI gutters and downspouts. There is a single car garage detached 13'x18' in size, finished with cedar shake, flat roof, gutters and downspouts, one overhead door. There is a front porch and an enclosed rear porch. Front porch has good wood steps. Exterior is in need of paint. There is a screened front door, a solid core door with modern hardware, weatherstripped.

Interior consists of an entry hall which has fir floors, is painted and papered, has access to the second floor, dining room and the front room. Front room has papered walls, new accoustical tile ceiling, fir trim, sash, venetian blinds in good repair. Sitting room-dining room combination also is papered and has new ceilings, venetian blinds in very good condition. Dining room has a corner china closet with open shelves. There is access to the basement.

Kitchen has linoleum floors, linoleum counters, fir cabinets and firtex ceiling, original plumbing. A large open kitchen eating area has wiring for range and refrigerator. It has a ceiling exhaust fan and a treated wall with papered wainscoat area. There is good eating space and additional cabinet and storage area in the kitchen. There is a rear porch utility area with cabinets and storage space and a small toilet room in operating condition.

The 100% basement has concrete walls, concrete floors and there is a forced air oil fired furnace in good repair. There is an automatic electric hot water heater which appears to be new. There is available gas range and oven with vent outlet. Utility area has wiring for washer and there are 2 laundry trays. There is also additional storage in this area. There is an inside oil tank 375-gal. There is no apparent dry rot evident in the dwelling plates or joists.

Property has modern wiring throughout.

Access to the second floor has fir tread, 2-way switches. There are 4 bedrooms up finished with fir floors, lath and plaster, papered walls, accoustical tile ceiling. Hall has a storage closet.

There is a hall bath with 3 white fixtures, original tub, linoleum floors, vanity, fir cabinet storage, mirror, small medicine chest and in very good condition. Bedrooms are of good size and have very good closet space; one has a sink. Second bedroom is similarly finished with papered walls, accoustical tile ceiling; third bedroom has a good closet; fourth bedroom appears to be of equal size.

ZONING: A-2.5



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

OWNERSHIP DATA REPORT

Order No. #365001 AB-3-5

Dated February 1, 1969

(1) Last deed of record runs to Jacob E. Wallin and Martha A. Wallin

From Home Owner's Loan Corporation, a corporation

Whose address is 413 N. Stanton St., Portland, Oregon

(2) Legal description South 1/2 of Lot 15, Block 3, Abend's Add.

(3) Deed dated 11/20/47 recorded 1/8/48

Book 1234 page 217 Consideration \$1.00 IRS -

(4) Assessed valuation of land \$2,000 Improvements \$4,250

(5) Taxes 1968-69 \$184.88 (\$46.22 unpaid) Acct. No. 00060-0890

Mortgages, contracts and other encumbrances:

1. 1965 taxes, \$117.25; unpaid.
2. 1966 taxes, \$117.05; unpaid.
3. 1967 taxes, \$113.88; unpaid.
4. 1968 taxes, \$112.22; unpaid.

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

PIONEER NATIONAL TITLE INSURANCE COMPANY

By: 