

EMANUEL HOSPITAL PROJECT

(ORE. R-20)

PROPERTY IDENTIFICATION

PARCEL NO. A-4-5 ADDRESS 3328 N. Gantenbein Avenue

LEGAL DESCRIPTION North One-Half of Lot 7, Block 4, ALBINA ADDITION

OWNER LYNN, Irma LOT AREA 2,500 SQ.FT.

PROPERTY DESCRIPTION:

Site is a small, inside, level, partially landscaped 25'x100' lot. Onsite improvements consist of landscaping, fencing and flat concrete work. The yard maintenance is poor. All public utilities are connected.

Improvements consist of a 1-story dwelling built in 1905 with 844 sq.ft. of main floor area. The home consists of a small living room area, dining room, kitchen, 2 bedrooms, and bath. 90% basement with dirt floor. Interior of the home is of lath and plaster, fir floors, no heat. Exterior is of T and G siding with composition shingle roof. There is no garage.

This home has been vandalized and is in very poor condition. City of Portland has posted the property as a nuisance. The home could be renovated.

ZONING: A-2.5



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

OWNERSHIP DATA REPORT

Order No. 365001 A-4-5

Dated February 1, 1969

(1) Last deed of record runs to Irma Lynn.

From M. E. Paget and Aileen A. Paget

By Bertha L. Poston
Whose address is 3328 N. Gantenbein Ave., Portland, Oregon

(2) Legal description North one-half of Lot 7, Block 4, Albina Add.

(3) Deed dated 10/3/46 recorded 10/9/46

Book 1108 page 442 Consideration IRS \$1.10

(4) Assessed valuation of land \$1,250. Improvements \$1,650

(5) Taxes 1968-69 \$85.79; unpaid. Acct. No. #00990-0640

Mortgages, contracts and other encumbrances:

1. 1967 taxes, \$83.22; unpaid.
1968 taxes, \$82.01; unpaid.

2. Unrecorded Contract of Sale, including the terms and provisions thereof, between Irma Lynn, a widow and R. V. Poston and Bertha Lee Poston, husband and wife, dated July 2, 1951, as disclosed by assignment for security below.

The vendee's interest thereunder was duly assigned for security, by assignment to Citizens Acceptance & Lease Corporation, recorded October 23, 1962 in Book 2140 page 318, Deed Records.

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

PIONEER NATIONAL TITLE INSURANCE COMPANY

By: *J. Pottinger*