

EMANUEL HOSPITAL PROJECT

(ORE. R-20)

PROPERTY IDENTIFICATION

PARCEL NO. E-3-12 ADDRESS 531 and 535 N. Russell Street

LEGAL DESCRIPTION East 21 feet of the South 12 feet of Lot 5 and the East 25 feet of Lot 6; all of Lot 7, Block 3, EVANS ADDITION TO ALBINA except portion in street

OWNER SAVOFF, Eva (was: Eva Bacaloff) LOT AREA 6,185.26 SQ.FT.

PROPERTY DESCRIPTION:

This is an irregular shaped lot with 42' fronting on N. Russell Street; a diagonal line on N. Kerby Street which is used for platted area only; is 98.03' deep. It lies above the street grade 1' to approximately 5'. All public utilities are connected.

Improved with a 2-story duplex flat originally built during 1899 with approximately 966 sq.ft. of living area on the main floor. There is a good wood porch; entryway for both sides, cedar siding, composition roof, GI gutters and downspouts, no exterior sign of dry rot.

First flat has an entry hall with lath and plaster finish; dining room with vinyl floors, circulator wood heat; front room with same floor finishing; dining room has a china closet. There is a hall accessway with shelving leading to a kitchen with linoleum floors in fair condition, an automatic electric hot water heater, is wired for electric range, tessara counter top in fair condition, splahs; modern type fir cabinets, base and overhead. There are 2 bedrooms, one off the kitchen, bath located off the hall and has 3 white fixtures, linoleum floors, wood wainscoat, medicine cabinet. Second bedroom is off hall and has fir floor finish and a closet. It is also opening into living room.

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PARCEL NO. E-3-12
Continued

Second apartment is an upstairs unit with fir tread access, plastic wainscoat, lath and plaster walls in very poor condition, as there are holes in the walls. There is a living room; dining room; bedroom off the hall and a bedroom off the living room, one with a closet and one without a closet. There is a hall pantry leading to the kitchen. This apartment has very much the same floor plan as the lower floor apartment and has linoleum floors, fir cabinets, counter top of tessara. There is a bedroom located off the kitchen, making this flat with 3 bedrooms. The hall bath has 3 white fixtures, linoleum floors and mirror.

There is a full basement finished with concrete floors, access being by wood stairs. It is not presently being used for any storage purposes or any other use.

ZONING: M-3, general industrial use.

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

OWNERSHIP DATA REPORT

Order No. 365001 E 3-12

Dated February 1, 1969

(1) Last deed of record runs to EVA BACALOFF, now Eva Savoff

From Normal Kuykendall, Exr. of Hermine C. Pittenger, Dec.

Whose address is: c/o George R. Waldum, 712 Aus Building,
Portland, Oregon

(2) Legal description The E. 21 feet of S. 12 ft. of Lot 5, & E. 25 ft.
of Lot 6, and all of Lot 7, Block 3, EVANS ADD.
Except portion in Street.

(3) Deed dated 10/10/57 recorded 10/17/57
Book 1867 page 431 Consideration 4,000 IRS 4.40

(4) Assessed valuation of land 3,000 Improvements 500

(5) Taxes 68-69 \$103.53 paid Acct. No. 25950-0470

Mortgages, contracts and other encumbrances:

1. Contract of Sale, including the terms and provisions thereof, between Eva Bacaloff Savoff, and Kathryn B. Nazar, dated December 15, 1964, recorded December 28, 1964 in Book 198 page 104, Deed Records.

The vendees interest thereunder was duly assigned of record to George R. Waldum and June Marie Waldum, by assignment recorded March 26, 1968 in Book 610 page 1578, Deed Records.

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

PIONEER NATIONAL TITLE INSURANCE COMPANY

By: