

EMANUEL HOSPITAL PROJECT

(ORE. R-20)

PROPERTY IDENTIFICATION

PARCEL NO. E-4-10 ADDRESS 2627 N. Gantenbein Avenue

LEGAL DESCRIPTION South One-Half of Lot 11; all of Lot 15, Block 4,
EVANS ADDITION

OWNER ALLEN, Sidney and Alice M. LOT AREA 5,940 SQ.FT.

PROPERTY DESCRIPTION:

Subject is a 45' x 132 lot lying above the street grade and is highly improved with concrete retaining walls, concrete walks, concrete patio, fencing and lawn and shrubs, located on the West side of N. Gantenbein.

Improvements include a one-story frame dwelling with 1,034 sq.ft. on the main floor built in 1907 with a full basement with one small room finished, 2 bedrooms and 1 bath on main floor, newly painted during 1969, good comp roof and gutters. The interior has lath and plaster finish and linoleum floors over fir. Heated by a new forced air gas furnace.

Subject has an entry hall, living room, dining room with a bay, one bedroom off dining room with 2 closets, kitchen which needs new linoleum floors and new counters, fir cabinets of modern type, laundry shute, wired for range, refrigerator and freezer; a separate nook, rear hall which leads to the bath equiped with 3 modern white plumbing fixtures, linoleum floor, but the wall at the tub is in poor condition. Rear porch is enclosed.

Zoning: A 2.5 S



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

OWNERSHIP DATA REPORT

Order No. 365001 E-4-10

Dated February 1, 1969

(1) Last deed of record runs to Sidney and Alice M. Allen

From Harry and Elsie N. Wester

By City Employees Credit Union

Whose address is 3003 S. E. Milwaukie, Portland, Oregon

(2) Legal description S $\frac{1}{2}$ of Lot 11, all of Lot 15, Block 4,
Evan's Add.

(3) Deed dated 2/5/64 recorded 2/6/64

Book 2206 page 378 Consideration IRS \$5.50

(4) Assessed valuation of land \$5,300 Improvements \$100

(5) Taxes \$159.74; paid Acct. No. #25950-0790

Mortgages, contracts and other encumbrances:

1. Mortgage, including the terms and provisions thereof, executed by Sidney Allen and Alice M. Allen, husband and wife, to City of Portland Employees Credit Union, dated January 31, 1964, recorded February 6, 1964 in Book 2319 page 621, Mortgage Records, given to secure the payment of a note for \$3,600.00.

2. Mortgage, including the terms and provisions thereof, executed by Sidney M. Allen and Alice M. Allen, husband and wife, to John W. Danner, dated January 7, 1966, recorded January 18, 1966 in Book 458 page 899, Mortgage Records, given to secure the payment of a note for \$1,500.00.

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

PIONEER NATIONAL TITLE INSURANCE COMPANY

[Signature]

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

OWNERSHIP DATA REPORT

Order No. 365001 E-4-14

Dated February 1, 1969

(1) Last deed of record runs to Newton Peter Scruggs

From Cora Does

By Benj. Franklin Federal Savings & Loan Assn.
Whose address is 517 S. W. Stark Street, Portland, Oregon

(2) Legal description The North one-half of Lot 8 and all of
Lot 9, Block 4, EVANS ADDITION

(3) Deed dated 9-21-66 recorded 10-21-66

Book 531 page 1060 Consideration IRS

(4) Assessed valuation of land \$5,450.00 Improvements \$1,550.00

(5) Taxes \$207.06; paid Acct. No. 25950-0730

Mortgages, contracts and other encumbrances:

1. Estate No. 102773, filed April 25, 1967 of Scruggs, Newton P., deceased.

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

PIONEER NATIONAL TITLE INSURANCE COMPANY

By: W. H. H. H.