

EMANUEL HOSPITAL PROJECT

(ORE. R-20)

PROPERTY IDENTIFICATION

PARCEL NO. R-10-1 ADDRESS 3147 N. Commercial Avenue

LEGAL DESCRIPTION North 27 feet of Lots 1 and 2, Block 10,
RIVERVIEW SUBDIVISION

OWNER BENFORD, John B. and Melisia LOT AREA 2,190.51 SQ.FT.

PROPERTY DESCRIPTION:

Site is a small, level, corner partially landscaped 27'x81' lot which is approximately 2 feet above street grade. Onsite improvements are lawn, shrubs, fencing and flat concrete work. The yard maintenance is only fair. All public utilities are connected.

Improvements consist of a 1-story dwelling built in 1899 with 972 sq.ft. of main floor area. The home has a small entry hall, living room, large dining room, 2 bedrooms, 2/3 bath and fir painted kitchen with pantry. Interior is of lath and plaster, fir and linoleum floors and fir trim. Home is heated with a gas rental stove. There is no basement or attic area. Has a frame and block foundation. Exterior is of T and G siding and composition roof. There are no gutters or downspouts. There is a small 12'x12' wood shed of little value. Interior of the dwelling is superior to the exterior appearance.

ZONING: A-2.5



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

OWNERSHIP DATA REPORT

Order No. 365001 R-10-1

Dated February 1, 1969

(1) Last deed of record runs to John B. Benford and Melisia Benford

From John A. Johnson and Althe Johnson

Whose address is 3541 N. Hawthick Avenue

(2) Legal description North 24 feet of Lots 1 and 2, Block 10,

Division

(3) Deed dated 12/15/53 recorded 1/5/54

Book 1632 page 344 Consideration IRS \$4.40

(4) Assessed valuation of land \$1,950 Improvements \$1,300

(5) Taxes \$112.96, 114.00, unpaid Acct. No. #71080 2740

Mortgages, contracts and other encumbrances:

1. 1965 taxes, \$87.24; balance \$25.11.
2. 1966 taxes, \$86.78; unpaid.
3. 1967 taxes, \$85.41; unpaid.
4. 1968 taxes, \$84.17; unpaid.

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

PIONEER NATIONAL TITLE INSURANCE COMPANY

By: *J. P. Pottige*