

EMANUEL HOSPITAL PROJECT

(ORE. R-20)

PROPERTY IDENTIFICATION

PARCEL NO. AB-3-3 ADDRESS 2928 N. Commercial Avenue

LEGAL DESCRIPTION Lot 9, Block 3, ABENDS ADDITION

OWNER GLOVER, Cephas and Thelma D. LOT AREA 6,012.56 SQ.FT.

PROPERTY DESCRIPTION:

Site is a 44.21'x136 lot with all public utilities connected; paved streets, concrete curbs, concrete sidewalk; above the street grade; improved with lawn, shrubs, native fir shade trees, fruit trees, enclosed rear yard area, fenced with wood picket fencing and steel fencing, garden enclosed area, two enclosed concrete fenced dog kennels, concrete walks at the front, side and rear, concrete driveway and concrete parking area. Yard is in well kept condition.

Improvements consist of a 1-story frame dwelling built in 1908 with shake exterior, composition roof, GI gutters and downspouts, concrete steps and wrought iron fencing leading to the front entrance porch; storm door at front entrance with louver ventilations; metal awning at rear exit. The front door is a colonial type door with good hardware. Entrance is into living room which is finished with oak floors, lath and plaster walls, painted and papered. There is a guest closet, average fir sash and trim. Dining room is good sized; all windows have shades. There is a front bedroom off dining room with wall-to-wall carpet over oak floor, papered walls, ceilings in good shape, closet in good shape. Kitchen has good linoleum floors, breakfast nook area, papered walls, painted ceilings, new sheet-rock on ceilings, 1 modern light fixture, exhaust fan in ceiling, modern fir painted cabinets, formica counter top, modern plumbing, wired for gas range as well as electric range, space for an electric refrigerator. Alcove has modern birch corner cabinet, overhead and base, with birch counter top. This has access to first floor bath which has 3 white fixtures, vinyl floors, inclosed rim tub, papered walls and ceiling of washable type, exhaust fan.

ZONING: A-2.5



All of the basement windows of the dwelling are screened. They have also been finished with casement type windows rather than the usual.

There is a 2-car garage finished with cedar shake siding, 2 overhead doors, outside lamps, 2 electric plugs, good composition roof, GI gutters and downspouts. The interior of the garage is completely finished with sheetrock walls and ceiling painted, a storage area in the attic, 2 side windows screened, a concrete floor in very good condition.

Second bedroom, off rear alcove, has wall-to-wall carpets and a bi-fold door inclosing the closet.

Back porch has been finished and inclosed with good linoleum floors, cedar siding, a back utility porch which houses a freezer and additional cabinets for storage space or work closet. This leads downstairs to the basement and the rear access door. Lower floor has a den finished with vinyl floors, 12'x12 in size, furred out walls, paper over sheetrock (vinyl paper), a sheetrock ceiling, mantle, storage space, electric plugs, new electric light fixture, portable electric wall heat attachment; this leads to a hall which has access to a bath with mahogany door, sheetrock walls and ceiling, medicine chest, 2 white fixtures and a large metal stall shower. The downstairs bedroom has good lighting, tile floor, sheetrock walls, firtex accoustical tile ceiling, wardrobe closet, much deeper than the normal closet, mahogany doors and an access door to the remainder of the basement which has the furnace, modern gas forced warm air unit; a laundry room finished with 2 laundry trays, wired for washer and dryer, also vented. There are additional storage cabinets in the wall, an automatic gas hot water heater.

The property has been upgraded as far as wiring ic concerned. There is a side access to the dog kennels, concrete steps. Entire basement is finished. Property is in very good condition. There are, however, some noticeable areas in the basement that show settling and a slight roll in the floor in the living room.



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

OWNERSHIP DATA REPORT

Order No. 365001 AB3-3

Dated February 1, 1969

(1) Last deed of record runs to Cephas and Thelma D. Glover

From Gordon L. Childers and Beulah B.

Whose address is 2928 N. Commercial Avenue, Portland, Oregon

(2) Legal description Lot 9, Block 3, Abend's Add.

(3) Deed dated 5/13/52 recorded 5/20/52

Book 1538 page 273 Consideration - IRS \$6.60

(4) Assessed valuation of land \$5,400 Improvements \$650

(5) Taxes \$178.96 Acct. No. #00060-0750

Mortgages, contracts and other encumbrances:

None.

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

PIONEER NATIONAL TITLE INSURANCE COMPANY

By: *J. H. H. H.*