

EMANUEL HOSPITAL PROJECT

(ORE. R-20)

PROPERTY IDENTIFICATION

PARCEL NO. R-14-4 ADDRESS 3036 N. Kerby Avenue

LEGAL DESCRIPTION South 32 feet of the North 70.5 feet of Lots 6 and 7.

Block 14, RIVERVIEW SUBDIVISION

OWNER HINES, Walter Sr. and Elizabeth LOT AREA 2,515.03 SQ.FT.

PROPERTY DESCRIPTION:

Subject is a 32'x81.5' site approximately 4 feet above the street grade; all public utilities are connected. There is a concrete slab to a detached garage, concrete steps, concrete retaining wall, stone rockery, plants, shrubs, concrete walk and concrete walks around the side of the house. The top of the garage has 1/4" concrete slab which is used as a deck patio. There is some fencing. The sidewalk extends to the rear yard which has some lawn and flower garden.

Subject is a Dutch Colonial style, 1½-story, dwelling built in 1905 with 1245 sq.ft. on the main floor. Exterior is finished with cedar shake siding, composition roof and shingle roof in fair condition. Exterior in some places shows need of paint.

There is a detached garage 10'x20' which has sliding doors and a cedar shingle roof. The steps to the covered front porch are in good condition. Entrance has a storm door.

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There is a birch door which leads into an entry hall finished with carpets, lath and plaster walls, papered. There is another foyer which leads to the living room. The arrangement of the front entrance makes it possible for this dwelling to be used as a duplex. The living room has hardwood floors, lath and plaster, fir trim, walls in very neat condition. There is good adequacy of electric plugs and wiring. Kitchen is located off the front foyer and has good floors, good counter top, modern type kitchen cabinets. It is wired for electric range and refrigerator. There is an L-shaped extended counter and knick-knack shelf. The plumbing is modern; a double sink and wall modern plumbing fixtures.

The hallway from the kitchen leads to a bedroom with double full length walk-in closets. This room is in good condition. The hall bath has three white modern fixtures, Pembroke tub, with ceramic tile wainscoat. There is a small vanity, two medicine chests and two overhead light fixtures. There is a small overhead linen closet. In addition to the three white fixtures there is a ceramic tile shower. The floors are good linoleum. The hall has an extra wardrobe closet. There is a large den at the rear finished with wide plank floors, built-in desk, built-in library shelves, lath and plaster finish. It appears as though this room was added on at one time during the past number of years (1940). It is in good condition. It also has a full brick fireplace and a storage closet on both sides of the room.

The basement access is from the kitchen and is finished with concrete walls, linoleum floors over concrete. There is a small workshop area with storage closets, a small bedroom which has access to the garage underneath. The walls are of sheetrock as well as the ceiling. There is a modern forced air oil fired Montag furnace. There is a complete bath in the basement that has a stall shower, 2 white fixtures, a utility area that has wiring for washer and dryer, also partitioned; a new automatic electric hot water heater. The wiring appears to be adequate for modern equipment. There is a large open room that has the walls and ceiling finished and papered. It is finished with linoleum floors. The property in total is in very good condition.

Second floor has carpeted treadway, hall which leads to 4 bedrooms and a hall bath which has a rim tub, and a modern toilet and modern wall lavatory. The wall in the bathroom has Durawall finish and vinyl floors. The bedrooms are good sized, each having a good walk-in closet.

The dwelling has a total of 5 bedrooms, 3 bathrooms.

ZONING: A-2.5

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

OWNERSHIP DATA REPORT

Order No. 365001 R-14-4

Dated February 1, 1969

(1) Last deed of record runs to Walter Hines Sr. and Elizabeth Hines.

From Paul A. Romano and Helen G. Romano

Tract address is 3036 N. Kerby Ave. Portland, Oregon

Legal description The South 32 feet of the North 70.5 feet of
Lot 6, and 7 Block 14, RIVERVIEW SUBDIVISION.

(2) Last date Nov. 15, 1963 recorded November 19, 1963

Book 2196 page 8 Consideration IRS \$9.90

Assessed valuation of land \$2,250 Improvements \$6,500

Taxes \$258.83; unpaid. Aect. No. 71080-4180

Mortgages, contracts and other encumbrances:

1. Deed of Trust, executed by Walter Hines Sr. and Elizabeth Hines, husband and wife, to Title Insurance Company, Trustee, for the benefit of Lee Sims and David H. Sims, not as tenants in common but with the right of survivorship, dated July 12, 1965, recorded July 14, 1965 in Book 335 page 453, Mortgage Records, given to secure the sum of \$4,600.00.

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

PIONEER NATIONAL TITLE INSURANCE COMPANY

[Handwritten Signature]