

EMANUEL HOSPITAL PROJECT

(ORE. R-20)

PROPERTY IDENTIFICATION

PARCEL NO. R-10-2 ADDRESS 3137 N. Commercial Avenue

LEGAL DESCRIPTION South 27 feet of the North 54 feet of Lots 1 and 2,
Block 10, RIVERVIEW SUBDIVISION

OWNER FRYKMAN, Sven E. and Margaret; JOHNSON, Lilly;
OLSON, Nanny; RUBERT, Irma LOT AREA 2,190.51 SQ.FT.

PROPERTY DESCRIPTION:

Site is a small, level, inside partially landscaped 27'x81' lot which is approximately 2 feet above street grade. Onsite improvements consist of 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. There is a small entry hall, living room, large dining room, 2 bedrooms, 2/3 bath and large fir painted kitchen with pantry. Interior is of lath and plaster, fir and linoleum floors and fir trim. Heat is by new oil stove. There is no basement or attic area. Foundation is of frame and block. 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 well maintained. Quite superior to exterior appearance.

ZONING: A-2.5.

MAR 89



PIONEER NATIONAL TITLE INSURANCE COMPANY
341 S. W. 5th Avenue
Portland, Oregon

OWNERSHIP DATA REPORT

Order No. 365001 R-10-2
Dated February 1, 1969

of last deed of record runs to Sven R. Frykman, Lilly Johnson,
Arne Olson, Irva Robert, and Margaret Frykman

From Charles E. Frykman, also known as Carl E. Frykman

State address is 3127 S. Washington Avenue, Portland, Oregon

Legal description South 27' of North 54' of Lots 1 & 2, Block

12, Division 1A.

Record date:	<u>2/22/48</u>	Recorded	<u>3/30/48</u>
Lot	<u>2237</u>	Area	<u>540</u>
County	<u>Clatsop</u>	Assessment	<u>IRS</u>
Estimated value of land	<u>\$1,350</u>	Improvements	<u>\$1,300</u>
Taxes	<u>\$26.14 paid.</u>	Acct. No.	<u>#71986-2760</u>

Remarks, contracts and other encumbrances:

1. Subject to the Life Estate of Charles E. Frykman as reserved in deed to vestees herein.

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

PIONEER NATIONAL TITLE INSURANCE COMPANY

[Handwritten Signature]