

	DESCRIPTION	ROLL NO	ODOMETER
	EMANUEL PROJECT NEWSPAPER ARTICLES 1971 THROUGH 1974		
RS 3-1	AMERICAN PLATING COMPANY 2751 N. WILLIAMS		
A-2-4	ABLE, VERA 3106 N. GANTENBEIN		
RS-4-4	ADAMS, JEWELL D. 102 N. KNOTT, APT. D		
E-4-10	ALLEN, ALICE 2627 N. GANTENBEIN		
E-4-10	ALLEN, ANNIE J. 2627 N. GANTENBEIN		
E-4-10	ALLEN, DONALD R. 2627 N. GANTENBEIN		
RS 5-3	ALLEN, R. J. 2632 N. GANTENBEIN		
AB 3-6	ALTMANN, JOHN S. 405 N. STANTON		
A 2-4	BARBER, MARY 3106 N. GANTENBEIN		
RS 4-7	BASS, LEE ETTA 111 N. RUSSELL #2		
A 4-6	BATES, BILLY 3320 N. GANTENBEIN		
E 3-1	BELL, LEONARD 500 N. KNOTT		
R-10-1	BENNETT, LOUIS 3147 N. COMMERCIAL		
R 9-4	BERG, JOHANN 320 N. FARGO		
A 3-19	BIELAN, ROBERT LEE 3213 N. VANCOUVER		
A 4-8	BOOKER, ELNORA 259 N. COOK		
A-4-11	BOWLES, EVIE 233 N. COOK		

**RESIDENTIAL RELOCATION RECORD**

Project Name \_\_\_\_\_ Parcel No. R-10-1 Advisor JC  
 Client's Name Bennet, Louis Phone \_\_\_\_\_  
 Address 3147 N. Commercial Ethn Black Age 31

- Male       Family       Married       Renter/Occupant  
 Female       Individual       Single       Owner/Occupant

Family Composition

Total Number in Family 5  
2 wife, husband

Other:

Relation	Age	Relation	Age
wife	26		
son	10		
son	3		
daughter	6		

Economic Data

Employer Zidels      \$ 784.00  
 Address \_\_\_\_\_  
 Other Source of Income  
BRUNDEL (WIFE)      \$ 423.00  
 \_\_\_\_\_ \$ \_\_\_\_\_  
 Total Monthly Income \$ (1207.00)

- Eligible for Public Housing       YES       NO      Presently Receiving Welfare       YES       NO  
 Eligible for Welfare       YES       NO      Other Assistance \_\_\_\_\_  
 Eligible for (Other)       YES       NO      \_\_\_\_\_

Claimant was displaced from real property within the project area on or after date of pertinent contract for Federal assistance and/or date of HUD approval of budget for project:

- YES       NO

Date of initial interview 7-22-71      Date of info pamphlet delivery 10-15-71  
 Date Notice to Move given \_\_\_\_\_      Date Effective \_\_\_\_\_ Expires \_\_\_\_\_

**CLAIMANT'S INITIAL DATE OF OCCUPANCY**

2-1969

(a) for owner-occupants - indicate initial date of occupancy and ownership

Date of initiation of negotiations for purchase of property

5-28-71

Date of Acquisition

9-15-71

Date of letter of intent

Date of move

3-31-72

DWELLING UNIT FROM WHICH RELOCATED

Private Sales		Single Family	<input checked="" type="checkbox"/>
Private Rental	<input checked="" type="checkbox"/>	Duplex	
Other		Multiple Family	

Age of Housing Unit 1899

Size of Habitable Area 972

Furnished with claimant's furniture  
 YES  NO

Total Number of Rooms 5 Rent Paid \$ 4000 Utilities 2500

Number of Bedrooms 2 Monthly Housing Payments \$ \_\_\_\_\_ Taxes \_\_\_\_\_

Liens \$ \_\_\_\_\_ (please explain) \_\_\_\_\_

Acquisition Price \$ \_\_\_\_\_ Amenities \_\_\_\_\_

REPLACEMENT DWELLING UNIT

Address 4105 N. Barthwick LPA Referred \_\_\_\_\_ Self Referred

Private Sales	<input checked="" type="checkbox"/>	Single Family	<input checked="" type="checkbox"/>
Private Rental		Duplex	
Other		Multiple Family	

Outside city  Outside state

Age of Housing Unit 1900

Size of Habitable Area 1092

No. of Rooms 7 No. of Bedrooms 3

For Claimants Who Purchased

Purchase Price of Replacement Dwelling \$ 13950<sup>00</sup>

Taxes \$ 239.37

RHP or TACO (including incidental costs) \$ \_\_\_\_\_

For Claimants Who Rented

Rent \$ \_\_\_\_\_

Utilities \$ \_\_\_\_\_

Total Rent Assistance \$ \_\_\_\_\_

Amount of Annual Payment \$ \_\_\_\_\_

No. of Housing Referrals to:

2 Standard Sales

Standard Rent

Agency Referrals: NO

MCW \_\_\_\_\_ HAP \_\_\_\_\_ OTHER ( \_\_\_\_\_ )

Food Stamp \_\_\_\_\_ Legal Aid \_\_\_\_\_ Other ( \_\_\_\_\_ )

Benefits Received

Date \_\_\_\_\_ Ck # \_\_\_\_\_ Type \_\_\_\_\_ Amount \$ \_\_\_\_\_

Date \_\_\_\_\_ Ck # \_\_\_\_\_ Type \_\_\_\_\_ Amount \$ \_\_\_\_\_

Date \_\_\_\_\_ Ck # \_\_\_\_\_ Type \_\_\_\_\_ Amount \$ \_\_\_\_\_

**RESIDENTIAL RELOCATION RECORD**

CLIENT'S NAME BENNETT, Louis RELOCATION ADVISOR J Crolley  
 ADDRESS 3147 N. Commercial PHONE \_\_\_\_\_ PROJECT NAME Emanuel ORE, R-20  
 SEX M ETHN black VETERAN \_\_\_\_\_ AGE 31 PARCEL NO. R-10-1  
 MARITAL STATUS married TENURE tenant  
 DISABILITY \_\_\_\_\_ INDIV \_\_\_\_\_ FAMILY X  
 ELIGIBLE FOR: PUBLIC HOUSING \_\_\_\_\_ FHA 235 \_\_\_\_\_  
 RENT SUPPLEMENT \_\_\_\_\_ OTHER \_\_\_\_\_  
 INITIAL INTERVIEW 2-22-71 DATE INFO PAMPHLET DELIVERED 10/15/71  
 NOTICE TO MOVE \_\_\_\_\_ DATES EFFECTIVE \_\_\_\_\_ EXPIRATION DATE \_\_\_\_\_  
 NOTIFY IN CASE OF EMERGENCY \_\_\_\_\_

DATE ON SITE:	<u>February 1969</u>
INITIATION OF NEGOTIATIONS:	<u>May 28, 1971</u>
DATE OF ACQUISITION:	<u>September 15, 1971</u>

ECONOMIC DATA

Employer Zidells \$ 784.00  
 Address SW Front  
 MCW \_\_\_\_\_  
 Social Security \_\_\_\_\_  
 Pension \_\_\_\_\_  
 Other Emanuel Hospital (wife) 423.00  
 TOTAL MONTHLY INCOME \$ 1,207.00

FAMILY COMPOSITION

Name	Relation	Age
Carol	wife	26
Michael	son	10
Avery	son	3
Cynthia	daughter	6

DWELLING UNIT FROM WHICH RELOCATED

		S	SS
Subsidized Sales	Single Family		X
Subsidized Rental	Multiple Family		
Public Housing	Duplex		
Private Rental	X Mobile Home		
Private Sales			

Age of Structure 1899 No. Rooms 5  
 No. Bedrooms 2 Furn. Unfurn  
 Utilities \$ 25.00  
 Monthly Payments (Rent) \$ 40.00  
 Acquisition Price \$ \_\_\_\_\_  
 Taxes \$ \_\_\_\_\_ Equity \$ \_\_\_\_\_  
 Liens \$ \_\_\_\_\_

Size of Habitable Area 972 sq. ft.

HOUSING REFERRALS

Address	Bedrooms

AGENCY REFERRALS

Name of Agency	Date
Multnomah County Welfare	
Food Stamp Program	
Housing Authority	
Legal Aid	
FISH	
Health Dept.	

**AGENCY ACTION:**

**REASONS:**

Appeals		
Evicted		
Refused Assistance		
Address Unknown (tracing)		
Other (death, etc.)		

**TEMPORARY RELOCATION**

Within Project	
Outside Project	

Date Moved In \_\_\_\_\_  
 Address \_\_\_\_\_  
 Reason \_\_\_\_\_

**REPLACEMENT DWELLING UNIT**

Client Referred \_\_\_\_\_ LPA Referred \_\_\_\_\_

Address 4105 N. Borthwick Phone \_\_\_\_\_ Date of Move March 31, 1972

**WHERE RELOCATED:**

				S	SS
Same City	X	Subsidized Sales		Single Family	X
Outside City		Subsidized Rental		Multiple Family	
Out of State		Public Housing		Duplex	
		Private Rental		Mobile Home	
		Private Sales	X		

Furnished \_\_\_\_\_ Unfurnished X Number of Rooms 7 Number of Bedrooms 3 Habitable Area 1092

Utilities \$ \_\_\_\_\_ Monthly Payments (Rent) \$ \_\_\_\_\_ Purchase Price \$ 13,950.00

Age of Structure: 1900 Taxes \$ \_\_\_\_\_ Equity \$ \_\_\_\_\_ Distance Moved Away \_\_\_\_\_

Name of Moving Company \_\_\_\_\_ Name of Realtor \_\_\_\_\_

**BENEFITS RECEIVED**

Type	Ck #	Date	Amount
RHP			\$
TACO (Rental)			\$
TACO (Rental)			\$
TACO (Rental)			\$
TACO (Rental)			\$
TACO (Sales)	350 EH	3/22/72	\$ 2,009.95
Fixed Moving	30104 G	4/12/72	\$ 460.00
Actual Move			\$
Storage			\$
Incidental			\$
Interest			\$

Purchase Price \$ 13,950.00  
 Down Payment \$ 1,817.10  
 RHP \$ 2,009.95  
 Total Down - \$ \_\_\_\_\_  
 Total Mortgage \$ \_\_\_\_\_

TOTAL BENEFITS RECEIVED \$ 2469.95

REALTOR: \_\_\_\_\_ ESCROW CO. Transamerica Title OFFICER Echo Standish

INTERVIEW REGISTER

Date		Relocation Worker
1/8/71	Mr. and Mrs. Bennett came by the office. They presently rent a house for \$40 a month. They want another house when they move - three bedrooms and feel they can afford \$70-80 a month. Will possibly be eligible for ARP when they move.	SLC
1/15/71	FLYER: Delivered to Mrs. Bennett. She knew all about the office and project.	SLC
2/10/71	SURVEY: Will rent in north or northeast area. Babysitter at house during the day.	SLC-
7/22/71	Mr. Bennett came back at 11:20 to inquire about the house he is living in. The landlord informed him that he is going to sell.  I visited Mr. Bennett and family in the afternoon and explained his possible benefits and procedures after we acquire the house. Does not know at this time if he will buy or rent. He has been layed off his job temporarily. His wife works at Emanuel Hospital. Will talk again later.	JC
7/23/71	To FHA.	JC

XEROX FOR EA ONE - 5 copies

BW

26 February, 1973.  
date

TO: The Commissioners

FROM: John B. Kenward

*Sennett, Louis C.*

Commission Reports & Documents No. 73-50

SUBJECT: Rent Write-Offs - Emanuel Hospital Project.

The attached memorandum refers to rents which have been unpaid for various reasons over a period from September, 1971 to the present time. It is requested that the total amount of \$587.00 be written off to clear the books.

RECOMMENDATION: Motion to authorize write-offs totalling \$587.00 as uncollectable rents.

\_\_\_\_\_  
Executive Director

ACTION:

## MEMORANDUM

date 22 February, 1973.

TO: John B. Kenward

FROM: Chas. E. Taft/Spence Benfield

SUBJECT: Uncollected Rents - Emanuel Hospital Project.

The following data specifies as briefly as possible the situation on three families which staff believe to be hardship cases. Further efforts to collect these amounts of rent would not be in the best interests of the Commission.

1. BENNETT, Louis C. (\$180.67)  
Rent incurred at: 3147 N. Commercial (Parcel R-10-1)

It is recommended that the rent owed by Louis C. Bennett for the use of the premises at 3147 N. Commercial in the amount of \$180.67 be written off as uncollectable. Mr. Bennett rented the dwelling unit at the rental rate of \$40.00 per month and paid his own utilities. As is PDC policy, his rent was continued at the same rate. Mr. Bennett wrote a signed statement that he worked for Zidell Explorations Inc. and was laid off for a time because of a fire at the company which destroyed portions of the operation. The period of lay-off was September, October, November, December, 1971 and January, February, March, 1972. Mr. Bennett did pay \$50.00 toward his delinquent rent when he was called back for a short time during November, 1971.

Mr. Bennett has a family of three children. A credit report issued during the time period covered for non-payment of rent acknowledges that Mr. Bennett was unemployed. Mr. Bennett has indicated in a letter that he was unable to pay this rent. This was obviously a period of hardship for Mr. Bennett and it seems justifiable that the rent be written off.

2. WRIGHT, William R. (\$30.33)  
Rent incurred at: 30 N. Knott (Parcel RS-4-100)

It is recommended that the rent owed by Mr. Bill Wright for the use of the premises at 30 N. Knott in the amount of \$30.33 be written off as uncollectable. Mr. Wright was being charged \$16.25 per month by the former owner according to the seller's rental information sheet at the time of sale, however, the rent was reported delinquent at that time. As is normal policy the rent at the rate charged when PDC purchased the property was charged to Mr. Wright on his rental record beginning November 16, 1971. Mr. Wright subsequently moved on January 6, 1972. It was determined in talking to Mr. Wright that he had refused to pay even the small amount of rent to the former owner because of the extremely poor condition of the premises. Apparently, the former owner recognized and agreed with this situation since he had not been insistent that the rent be paid. Mr. Wright maintained that unless the premises were improved he was not going to pay rent to PDC either, although for some reason he did sign a rental agreement when he was initially contacted.



2. WRIGHT, William R. (\$30.33)  
Rent incurred at: 30 N. Knott (Parcel RS-4-100)  
Continued

Mr. Wright's source of income is the minimum monthly payment from Social Security plus an old age pension from County Welfare, which is considered a bare subsistence allowance. Shortly after Mr. Wright moved he required extensive medical care which eventually resulted in an amputation of his leg. After spending most of the year in and out of hospitals and nursing homes, Mr. Wright now resides in Federal rent supplement housing. It appears that there is no possibility of ever collecting this rent and that Mr. Wright should certainly be considered a hardship case.

3. PATTERSON, Mattie Lewis (\$376.00)  
Rent incurred at: 322 N. Knott (Parcel E-4-3)

It is recommended that the rent owed by Mrs. Mattie Lewis (Patterson) for the use of the premises at 322 N. Knott in the amount of \$376.00 be written off as uncollectable. Mrs. Lewis originally rented a dwelling unit at 531 N. Russell which was in a building purchased by the PDC on December 9, 1971. As is PDC policy Mrs. Lewis's rent was continued at the rate which she paid at the time the property was acquired by PDC. This amount was \$47.00 per month. The former owner paid all utilities at 531 N. Russell, and therefore PDC continued this policy. Utilities included water, heat, electricity and garbage. On March 20, 1972, the premises at 531 N. Russell were inspected by the Fire Marshal and immediately thereafter by the County Health Department. Because of the extreme danger of the living conditions, Mrs. Lewis was required to move within 24 hours. Mrs. Lewis had remained current with the payment of her rent at 531 N. Russell up to this time.

The PDC assisted Mrs. Lewis by providing temporary housing within the Emanuel project at 322 N. Knott. Although the temporary quarters were far superior to those Mrs. Lewis had just vacated, Mrs. Lewis was assured that the rent would not be increased because of the temporary move. To have charged Mrs. Lewis more rent would not have been possible in any case since it would then have exceeded DHUD ability to pay standards which state that the L.P.A. may not charge rent exceeding 25% of a person's income.

Apparently, Mrs. Lewis misunderstood these rental arrangements. She had signed a rental agreement at the former address, but declined to do so for the temporary housing. Mrs. Lewis took it upon herself to pay for all the utilities at the temporary location at 322 N. Knott. PDC records for previous use of this property reveal average winter costs of \$40.00 per month for heating oil. This amount, plus costs for electricity and other utilities, would have exceeded the DHUD ability to pay standards based on 25% of Mrs. Lewis's income. Mrs. Lewis's sole means of

3. PATTERSON, Mattie Lewis (\$376.00)  
Rent incurred at: 322 N. Knott (Parcel E-4-3)  
Continued

support is a monthly grant from Multnomah County Welfare with which she maintains herself and her seven minor children. Her plea that she did not have the means to pay this rent or the utilities - which in fact she herself did pay - is taken into consideration. Had Mrs. Lewis paid rent to the PDC, the PDC would have been required to pay those utilities.

Mrs. Lewis has no assets which could be attached, and her only source of income remains public assistance. She presently occupies public housing through H.A.P., where she pays rent in the amount of \$35.75 per month, based on H.A.P. ability to pay standards, plus some utilities. There does not appear to be any way at this time that the rent due the PDC, according to accounting records, could ever be collected.

**PORTLAND DEVELOPMENT COMMISSION**

1700 S.W. FOURTH AVENUE  
 PORTLAND, OREGON 97201

N<sup>o</sup> 414 EH

DATE May 22, 19 72

PAY TO **Louis C. Bennett**

\$ 9.95

DOLLARS

TO THE TREASURER OF THE  
 CITY OF PORTLAND, OREGON

AUTHORIZED SIGNATURE  
**NON-NEGOTIABLE**

AUTHORIZED SIGNATURE

Portland Development Commission 224-4800

DETACH BEFORE DEPOSITING CHECK

DATE	INVOICE OR CONTRACT NOS.	DESCRIPTION	AMOUNT
		Reimbursement per claim for relocation payment filed. Move from 3147 N. Commercial.  Supplemental RHP-TACO claim.	\$9.95

**Account Distribution**

NO.	TITLE		AMOUNT
E 1501	Relocation Payment (Supplemental RHP)	(EH)	\$9.95

*Louis C. Bennett*

*5-31-72*

*AC*

*JMS*

RELOCATION PAYMENT

Project: Emanuel R-20 Parcel: R-10-1

Payable to: Louis C. Bennett

Amount

For: <u>      </u> RHP for Homeowners . . . . .	\$	<u>          </u>
<u>      </u> Incidental Expenses for Homeowners (if separate claim) . . . . .	\$	<u>          </u>
<u>  X  </u> RHP for Tenants & Certain Others:		
<u>      </u> Rental: Total approved \$ . . . . .	\$	<u><del>9.95</del></u>
<u>      </u> or Purchase: <u>Supplemental Claim</u> . . . . .	\$	<u>9.95</u>
<u>      </u> Fixed Moving Payment . . . . .	\$	<u>          </u>
<u>      </u> Dislocation Allowance. . . . .	\$	<u>          </u>
<u>      </u> Actual Moving Costs. . . . .	\$	<u>          </u>
<u>      </u> Storage Costs (if separate claim). . . . .	\$	<u>          </u>
<u>      </u> Business: Moving Expenses. . . . .	\$	<u>          </u>
<u>      </u> Business: In Lieu Payment. . . . .	\$	<u>          </u>
<u>      </u> Business: Storage Costs. . . . .	\$	<u>          </u>
<u>      </u> Business: Loss of Property . . . . .	\$	<u>          </u>
<u>      </u> Business: Searching Expenses . . . . .	\$	<u>          </u>

Name of Client Louis C. Bennett Less - \$           \*

Move from 3147 N. Commercial Total \$ 9.95

Accounting: Indicate symbol & Acct. No.  
E1501 Relocation Payment;            Project Cost \*(            )

MEMORANDUM

Date: May 16, 1972

TO: Louis C. Bennett, relocation file  
FROM: J. Crolley  
RE: Supplemental RHP-TACO claim

The original TACO claim filed called for closing costs (determined from the estimated closing cost statement furnished by the title company) in the sum of \$182.90, and the balance of the \$2,000.00 to be applied to the downpayment.

However, when it actually came time to close, the closing costs totaled only \$180.90 (the recording fees were \$2.00 less than estimated). Since FHA would only accept the downpayment in a multiple of 50 it was decided to send them \$1,850.00. The downpayment and closing costs credited to the Bennett's then totaled \$2,030.90. The PDC (real estate dept.) paid for the credit report of \$5.50, making total payments of \$2,005.50 paid by PDC towards the purchase of the house. Mr. and Mrs. Bennett had to pay the additional balance of \$19.90 out of their own pocket.

Therefore, Mr. and Mrs. Bennett are entitled to one-half of the additional monies that they had to pay, which actually represent "matching funds." A supplemental claim for \$9.95 is attached.

JC:slc

6. I submit this information in support of a claim for a Replacement Housing Payment under Section 204 of P.L. 91-646, and I certify under the penalties and provisions of U.S.C. Title 18, Section 1001, and any other applicable law, that the information submitted herewith has been examined by me and is true, correct, and complete, and that I understand that, apart from the penalties and provisions of U.S.C. Title 18, Section 1001, and any other applicable law, falsification of any item submitted herewith may result in forfeiture of the entire claim.

5-1-72  
Date

C. Bennett  
Signature of Claimant (s)

Complete the following table if you have incurred incidental expenses in connection with the purchase of your replacement dwelling:

COSTS INCURRED BY CLAIMANT				FOR LOCAL AGENCY USE
Item (a)	Charged to Claimant on Closing Statement (b)	Paid Directly by Claimant (c)	Amount Claimed (Col. (b) + (c)) (d)	Amount Approved (e)
	\$	\$	\$	\$
TOTAL	\$	\$	\$ <u>1/</u>	\$

1/ Enter this amount in Block 4, Line d.  
Listing of enclosed documents in support of amounts entered in Column (d) above:  
(Documentation must be provided to support any claim for incurred costs.)

NAME & ADDRESS OF CLIENT:

Louis + Carol Bennett

COMPUTATION PREPARED BY:

JS

May 12, 1972

Date

A. COMPUTATION OF DOWNPAYMENT ASSISTANCE FOR CLAIMANT MOVED TO UNIT PURCHASED

Required Information

- 1. Amount necessary for downpayment actual \* \$ 1850.00
- 2. Costs incidental to purchase (Total amount approved by agency, from table on claim form, Column (e)) \$ 180.90

Computation

- 3. Base amount (Sum of Lines 1 and 2) \$ 2030.90

NOTE: If Line 3 is \$2,000 or less, skip Lines 4, 5, and 6 and enter the amount of Line 3 on Line 8 a.

- 4. Amount on Line 3 in excess of \$2,000
 

Line 3	\$ <u>2030.90</u>	
	- \$ <u>2,000.00</u>	\$ <u>30.90</u>

- 5. Amount on Line 4 divided by 2
 

Line 4	\$ <u>30.90</u>	
	2	\$ <u>15.45</u>

- 6. Matching amount (If amount on Line 5 exceeds \$2,000, enter \$2,000. Otherwise, enter the amount on Line 5.) \$ 15.45

- 7. Base amount (Sum of amount on Line 6 and \$2,000)
 

Line 6	\$ <u>15.45</u>	
	+ \$ <u>2,000.00</u>	\$ <u>2015.45</u>

- 8. Amount of downpayment assistance
  - a. Amount on Line 3 or Line 7 \$ 2015.45
  - b. Minus adjustments (attach explanation; e.g., amount previously received for rental assistance payment)
 

	- \$ <u>2005.50</u>	\$ <u>9.95</u>
--	---------------------	----------------

*(\$5.50 credit repair) (Real Estate)*

(Enter this amount in the space provided in Block 4 on page one of this form.)

**DETERMINATION OF ELIGIBILITY FOR REPLACEMENT  
HOUSING PAYMENT FOR TENANTS AND CERTAIN OTHERS**

NAME OF CLAIMANT Louis C. Bennett

Parcel No. R-10-1

NAME OF LOCAL AGENCY PDC

1. Did the claimant rent or own the dwelling at the time of acquisition?  Yes  No

Tenant's initial date of rental: February, 1969

Date of Acquisition: September 15, 1971

Owner-Occupant's initial date of ownership: \_\_\_\_\_

2. Did the claimant rent or own the dwelling at least 90 days prior to the initiation of negotiations?  Yes  No

Date of Rental or Purchase: February, 1969

Date of Initiation of Negotiations: May 28, 1971

3. Has the replacement housing been inspected and found to be standard? (Attach a copy of dwelling inspection record or, if the claimant moved outside the locality, attach the report obtained from the claimant.)  Yes  No

Date previously substandard dwelling was inspected and found to be standard:

\_\_\_\_\_  
Month-Day-Year

**4. CERTIFICATION OF LOCAL AGENCY**

This is to certify that, where required, the property occupied by the claimant has been inspected. I further certify that I have examined this claim and have found it to be in accord with the applicable provisions of Federal Law and the regulations issued by the Department of Housing and Urban Development pursuant thereto. Therefore, this claim is hereby approved and payment in the amount of \$ 9.95 is authorized.

5/22/72  
Date

[Signature]  
Authorized Signature

**5. RECORD OF PAYMENTS**

a. Claimant moved to rental unit

	<u>Date of Payment</u>	<u>Check Number</u>	<u>Amount</u>
(1) Lump-sum payment	_____	_____	\$ _____
(2) Annual payment			
1st Year	_____	_____	\$ _____
2nd Year	_____	_____	\$ _____
3rd Year	_____	_____	\$ _____
4th Year	_____	_____	\$ _____

b. Claimant moved to unit he purchased

5/22/72      414EN      \$ 9.95

c. Homeowner temporarily displaced

\_\_\_\_\_      \_\_\_\_\_      \$ \_\_\_\_\_





# Transamerica Title Insurance Co

April 14, 1972

Escrow No. 74116 ES Re: Hanson/Bennett

Property Address 4105 N. Borthwick Portland, Oregon

James C. Crolley  
Relocation Advisor  
Portland Development Commission  
235 N. Monroe  
Portland, Oregon 97227

In connection with your interest of  
the above address, we enclose the following:

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Closing Statement                | <input type="checkbox"/> Real Estate Mortgage                           |
| <input type="checkbox"/> Title Insurance Policy                      | <input type="checkbox"/> Promissory Note                                |
| <input type="checkbox"/> Warranty Deed                               | <input type="checkbox"/> Check in the amount of \$ _____                |
| <input type="checkbox"/> Real Estate Contract                        | <input type="checkbox"/> Trust Deed                                     |
| <input type="checkbox"/> Assignment of Real Estate Contract - Vendor | <input type="checkbox"/>  |
| <input type="checkbox"/> Assignment of Real Estate Contract - Vendee | <input type="checkbox"/>  |
| <input type="checkbox"/> Bill of Sale                                | <input type="checkbox"/> (Original) (Copy) of Fire Insurance Policy No. |

Yours very truly,

*Echo Standish*

Escrow Department  
(Mrs.) Echo Standish  
Escrow Officer

ES:nc  
Encl/1

# Transamerica Title Insurance Co



A Service of  
Transamerica Corporation

## ESCROW DEPARTMENT

Escrow No. 74116 es  
Order No. 41-28905  
Date \_\_\_\_\_  
Adjustment Date \_\_\_\_\_

BENNETT, Louis Charles & Carol  
3147 N. Commercial St.  
Portland, Oregon 97217  
Seller: Lillian E. Hanson

	CHARGES	CREDITS
<u>Property: 4105 N. Borthwick, Portland, Oregon 97216</u>		
Purchase Price	13,950.00	
<sup>71-72</sup> Pro Rata Real Estate Taxes <u>239.37</u> 4/1/72 to 7/1/72	59.85	
<del>Escrow</del> Fire Insurance <u>1st ann. premium</u> <u>Unigard Ins. Co.</u>	55.00	
<u>Multnomah County Transfer Stamps</u>	X 15.40 ✓	
Escrow Fee <u>1/2 of 64.00</u>	X 32.00 ✓	
Recording <u>dead and trust deed</u>	X 8.00 ✓	-2.00
Mortgage Title Insurance <u>alta</u>	X 50.00 ✓	
MORTGAGE LOAN COSTS:		
Service Charge <u>Columbia Mortgage Co.</u>	X 121.00	
Credit Report <u>5.50 and pictures 2.50</u>	X 7.50 <sup>2.50</sup>	
Appraisal Fee <u>advanced by sellers</u>	X 40.00 ✓	
Interest Adjustment <u>@ 2.32 per diem from 2 days thru</u> <u>3/31/72b</u>	4.64	
Survey Certification Charge	X 15.00 ✓	
<u>Tax Service Fee</u>	X 12.50 ✓	
MORTGAGE LOAN RESERVES:		
F.H.A. Mortgage Insurance <u>2</u> mo. <u>1</u> mo.	10.04	
Real Estate Taxes <u>6</u> mo. <u>20.07</u> per mo.	124.80	
Fire Insurance <u>2</u> mo. <u>4.59</u> per mo.	9.18	
Mortgage Loan <u>Columbia Mortgage Co.</u>		12,100.00
Earnest Money Deposit <u>Total Cash</u>	775.40	
Deposit in Escrow <u>by Portland Development Commission</u>		2,000.00
<u>paid for Cr. rpt. credit from PDC</u>		5.50
<u>Deposit from PDC</u>		460.00
	14,515.41	14,565.50
To Balance	50.09	
	14,565.50	14,565.50

### PURCHASERS STATEMENT (Mortgage)

1171.50

4/1/72  
14,565.50

*order  
Submitt  
Costs*

*5.50  
18.50  
75.40  
1171.50*

TA 29-2

*2025  
2030 \* 90  
25.40  
30.90*

*Pd by buyer*

# Transamerica Title Insurance Co

April 12, 1972

Escrow No. 74116 es Re: Lillian E. Hanson/ Louis Bennett

Property Address 4105 N. Borthwick, Portland, Oregon

James C. Crolley, Relocation Advisor  
Portland Development Commission  
235 N. Monroe  
Portland, Oregon 97227

Gentlemen:

In connection with your interest in  
the above address, we enclose the following:

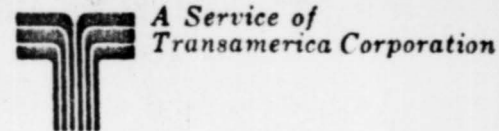
- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Closing Statements               | <input type="checkbox"/> Real Estate Mortgage                           |
| <input type="checkbox"/> Title Insurance Policy                      | <input type="checkbox"/> Promissory Note                                |
| <input type="checkbox"/> Warranty Deed                               | <input type="checkbox"/> Check in the amount of \$ _____                |
| <input type="checkbox"/> Real Estate Contract                        | <input type="checkbox"/> Trust Deed                                     |
| <input type="checkbox"/> Assignment of Real Estate Contract - Vendor | <input type="checkbox"/>  |
| <input type="checkbox"/> Assignment of Real Estate Contract - Vendee | <input type="checkbox"/>  |
| <input type="checkbox"/> Bill of Sale                                | <input type="checkbox"/> (Original) (Copy) of Fire Insurance Policy No. |

Yours very truly,

*Echo Standish*  
Escrow Department *MS*  
Echo Standish  
Escrow Officer

ES:mb

# Transamerica Title Insurance Co



## ESCROW DEPARTMENT

Escrow No. 74116 es

BENNETT, Louis Charles & Carol

Order No. 41 28905

3147 N. Commercial St.

Date \_\_\_\_\_

Portland, Oregon 97217

Adjustment Date \_\_\_\_\_

SELLER: Lillian E. Hanson

ppty: 4105 N. Borthwick, Portland, Oregon 97217

	CHARGES	CREDITS
Purchase Price <u>71-72</u>	<b>13,950.00</b>	
Pro Rata Real Estate Taxes <u>239.37 4/1/72 to 7/1/72</u>	<b>59.85</b>	
<del>Pro Rata</del> Fire Insurance <u>1st Annual Premium</u> <u>Unigard Ins. Co.</u>	<b>55.00</b>	
<u>Multnomah County Transfer Stamps</u>	<b>15.40</b>	
Escrow Fee <u>1/2 of 64.00</u>	<b>32.00</b>	
Recording <u>deed and trust deed</u>	<b>8.00</b>	
Mortgage Title Insurance <u>alta</u>	<b>50.00</b>	
MORTGAGE LOAN COSTS:		
Service Charge <u>Columbia Mortgage Co.</u>	<b>121.00</b>	
Credit Report <u>5.50 and pictures 2.50</u>	<b>8.00</b>	
Appraisal Fee <u>advanced by sellers</u>	<b>40.00</b>	
Interest Adjustment <u>@2.32 per diem from 1st day thru 3/31/72</u>	<b>2.32</b>	
Survey Certification Charge	<b>15.00</b>	
<b>Tax Service Fee</b>	<b>12.50</b>	
MORTGAGE LOAN RESERVES:		
F.H.A. Mortgage Insurance <u>2</u> mo. <u>@5.77 mo.</u>	<b>10.04</b>	
Real Estate Taxes <u>6</u> mo. <u>20.07</u> per mo.	<b>124.80</b>	
Fire Insurance <u>2</u> mo. <u>4.59</u> per mo.	<b>9.18</b>	
Mortgage Loan <u>Columbia Mortgage Co.</u>		<b>12,100.00</b>
Earnest Money Deposit		
Deposit in Escrow <u>by Portland Development Commission</u>		<b>2,000.00</b>
<u>paid for Cr. Rpt. Credit from PDC</u>		<b>5.50</b>
<u>Deposit from PDC</u>		<b>460.00</b>
	<b>14,513.09</b>	<b>14,565.50</b>
To Balance <u>Refund to Bennett</u>	<b>52.41</b>	
	<b>14,565.50</b>	<b>14,565.50</b>

PURCHASERS STATEMENT (Mortgage)

# PORTLAND DEVELOPMENT COMMISSION

SITE OFFICE  
EMANUEL HOSPITAL PROJECT  
226 N. MONROE ST.  
PORTLAND, OREGON 97227  
PHONE 289-0108

March 23, 1972

Transamerica Title Insurance Co.  
3868 S. E. Madison Street  
Portland, Oregon 97214

Attention: Harriette W. Dukes

Re: Escrow Account #74116  
BENNETT, Louis C.

Gentlemen:

Enclosed is our warrant, number 350 EH, in the amount of \$2,000.00, which represents a Replacement Housing Payment for Tenants and Certain Others, which sum is to be held in the above subject escrow account until you receive notice from the Commission that Mr. and Mrs. Bennett have purchased and do occupy standard housing at 4105 N. Borthwick, Portland, Oregon. This sum must be applied to the purchase price of the house in the form of a downpayment or applied to satisfy eligible incidental expenses as follows:

\$ 1,817.10 apply on downpayment  
5.50 credit report  
40.00 appraisal  
15.40 transfer stamps  
50.00 mortgage title policy  
10.00 recording fees  
15.00 survey  
2.50 photographs  
12.50 tax service fee  
32.00 one-half of escrow fee

A check in the sum of \$460.00 will follow in the next several days. This amount represents the Bennett's Dislocation Allowance and Fixed Payment for moving expenses and may be applied toward other costs incidental to closing, with any balance to be refunded to the Bennetts. This \$460.00 must also be held in escrow until the Commission authorizes its release.

We appreciate your cooperation in this matter. Please contact us if you have any questions regarding allocation of these funds.

Very truly yours,

W. Stanley Jones

WSJ:slc



# Transamerica Title Insurance Co

DISTRIBUTION
MORTGAGE FUND
PURCHASE MONEY

ALL CHECKS TAKEN  
SUBJECT TO COLLECTION

RECEIPT No. 659

COUNTY OFFICE, *Hawthorne March 24 1972*

RECEIVED FROM *Portland Development Corp*

FOR CREDIT OF ESCROW NO. *74116*

\$ *2000<sup>00</sup>*

DEPOSIT IN *1st Natl*

CASH \_\_\_\_\_

TRANSAMERICA TITLE INSURANCE CO.

CHECK

BY *Echo Standish*

ESCROW OFFICER

**PORTLAND DEVELOPMENT COMMISSION**

1700 S.W. FOURTH AVENUE  
 PORTLAND, OREGON 97201

N<sup>o</sup> 350 EH

DATE March 22, 1972

PAY TO **Transamerica Title Insurance Company**

\$ 2,000.00

**DOLLARS**

TO THE TREASURER OF THE  
 CITY OF PORTLAND, OREGON



**NON-NEGOTIABLE**

AUTHORIZED SIGNATURE

AUTHORIZED SIGNATURE

Portland Development Commission 224-4800

DETACH BEFORE DEPOSITING CHECK

DATE	INVOICE OR CONTRACT NOS.	DESCRIPTION	AMOUNT
		Deposit in escrow for Louis C. Bennett, replacement housing payment per claim filed. Move from 3147 N. Commercial (Parcel R-10-1).	\$2,000.00

**Account Distribution**

NO.	TITLE	AMOUNT
E 1501	Relocation Payments (RHP)	(EH)
		\$2,000.00

**DETERMINATION OF ELIGIBILITY FOR REPLACEMENT  
HOUSING PAYMENT FOR TENANTS AND CERTAIN OTHERS**

NAME OF CLAIMANT Louis C. Bennett

Parcel No. R-10-1

NAME OF LOCAL AGENCY Portland Development Commission

1. Did the claimant rent or own the dwelling at the time of acquisition?  Yes  No

Tenant's initial date of rental: February, 1969

Date of Acquisition: September 15, 1971

Owner-Occupant's initial date of ownership: \_\_\_\_\_

2. Did the claimant rent or own the dwelling at least 90 days prior to the initiation of negotiations?  Yes  No

Date of Rental or Purchase: February, 1969

Date of Initiation of Negotiations: May 28, 1971

3. Has the replacement housing been inspected and found to be standard? (Attach a copy of dwelling inspection record or, if the claimant moved outside the locality, attach the report obtained from the claimant.)  Yes  No

Date previously substandard dwelling was inspected and found to be standard:

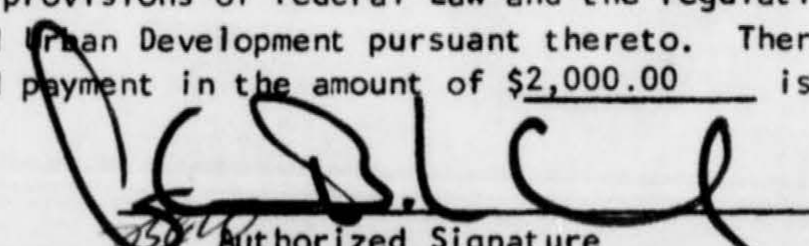
\_\_\_\_\_  
Month-Day-Year

**4. CERTIFICATION OF LOCAL AGENCY**

This is to certify that, where required, the property occupied by the claimant has been inspected. I further certify that I have examined this claim and have found it to be in accord with the applicable provisions of Federal Law and the regulations issued by the Department of Housing and Urban Development pursuant thereto. Therefore, this claim is hereby approved and payment in the amount of \$2,000.00 is authorized.

3-17-72

Date

  
Authorized Signature

**5. RECORD OF PAYMENTS**

	<u>Date of Payment</u>	<u>Check Number</u>	<u>Amount</u>
a. Claimant moved to rental unit			
(1) Lump-sum payment	_____	_____	\$ _____
(2) Annual payment			
1st Year	_____	_____	\$ _____
2nd Year	_____	_____	\$ _____
3rd Year	_____	_____	\$ _____
4th Year	_____	_____	\$ _____
b. Claimant moved to unit he purchased	<u>3-22-72</u>	<u>350 EH</u>	\$ <u>2,000.00</u> <i>BD</i>
c. Homeowner temporarily displaced	_____	_____	\$ _____



6. I submit this information in support of a claim for a Replacement Housing Payment under Section 204 of P.L. 91-646, and I certify under the penalties and provisions of U.S.C. Title 18, Section 1001, and any other applicable law, that the information submitted herewith has been examined by me and is true, correct, and complete, and that I understand that, apart from the penalties and provisions of U.S.C. Title 18, Section 1001, and any other applicable law, falsification of any item submitted herewith may result in forfeiture of the entire claim.

January 12th, 1972  
Date

*Louis C. Bennett*  
Signature of Claimant (s)

Complete the following table if you have incurred incidental expenses in connection with the purchase of your replacement dwelling:

Item (a)	COSTS INCURRED BY CLAIMANT			FOR LOCAL AGENCY USE
	Charged to Claimant on Closing Statement (b)	Paid Directly by Claimant (c)	Amount Claimed (Col. (b) + (c)) (d)	Amount Approved (e)
Credit Report	\$ 5.50	\$	\$ 5.50	\$ 5.50
Appraisal	40.00		40.00	40.00 ✓
Transfer Stamps	15.40		15.40	15.40 ✓
Mtgee Title Policy	50.00		50.00	50.00 ✓
Recording Fees	10.00		10.00	10.00
Survey	15.00		15.00	15.00 ✓
Photographs	2.50		2.50	2.50 ✓
Tax Service Fee	12.50		12.50	12.50 ✓
Escrow Fee	32.00		32.00	32.00 ✓
TOTAL	\$ 182.90	\$	\$ 182.90 <sup>1/</sup>	\$182.90

1/ Enter this amount in Block 4, Line d.

Listing of enclosed documents in support of amounts entered in Column (d) above:  
(Documentation must be provided to support any claim for incurred costs.)

*Recording fee Reduced by 2.00*  
*Credit Report by Real Estate Dept. 5.50*

CLAIM FOR REPLACEMENT HOUSING PAYMENT  
FOR TENANTS AND CERTAIN OTHERS

NAME, ADDRESS, AND ZIP CODE OF DISPLACING AGENCY:  
Portland Development Commission  
1700 S. W. Fourth Avenue  
Portland, Oregon 97201

PROJECT NAME (if applicable)  
Emanuel Hospital Project  
PROJECT NUMBER: ORE R-20

INSTRUCTIONS: Complete all applicable items and sign certification in Blank 6. Consult the displacing agency as to whether you need a Claimant's Report of Self-Inspection of Replacement Dwelling to complete and submit with this claim. Omit Block 4 if you have moved into a rental unit. Omit Block 3 if you have purchased and occupied a dwelling unit. Complete only Blocks 1 and 5 if you are a homeowner temporarily displaced because of code enforcement or voluntary rehabilitation.

PENALTY FOR FALSE OR FRAUDULENT STATEMENT. U.S.C. Title 18, Sec. 1001, provides: "Whoever, in any matter within the jurisdiction of any department or agency of the United States knowingly and willfully falsifies. . . or makes any false, fictitious or fraudulent statements or representations, or makes or uses any false writing or document knowing the same to contain any false, fictitious or fraudulent statement or entry, shall be fined not more than \$10,000 or imprisoned not more than five years, or both."

1. FULL NAME OF CLAIMANT

BENNETT, Louis C.

Family  Individual

2. DWELLING UNIT FROM WHICH YOU MOVED

PARCEL NO. R-10-1

- a. Address: 3147 N. Commercial, Portland, Oregon 97227  
b. Apartment or room number: ---  
c. Number of bedrooms: 2

- d. Monthly rental: \$ 40.00  
e. Date you moved out of this dwelling: \_\_\_\_\_  
Month-Day-Year

3. DWELLING UNIT TO WHICH YOU MOVED (RENTAL)

- a. Address (include ZIP Code): \_\_\_\_\_  
b. Apartment or room number: \_\_\_\_\_  
c. Number of bedrooms: \_\_\_\_\_

- d. Monthly rental: \$ \_\_\_\_\_  
e. Date you moved into this dwelling: \_\_\_\_\_  
Month-Day-Year

4. DWELLING UNIT TO WHICH YOU MOVED (PURCHASE)

- a. Address (include ZIP Code): 4105 N. Borthwick, Portland, Oregon 97217  
b. Number of bedrooms: ---  
c. Downpayment: \$ 1,817.10

- d. Incidental expenses (total from table on next page): \$ 182.90  
e. Date you purchased this dwelling: \_\_\_\_\_

5. INFORMATION IN SUPPORT OF CLAIM OF HOMEOWNER TEMPORARILY DISPLACED BECAUSE OF CODE ENFORCEMENT OR VOLUNTARY REHABILITATION

- a. Address of dwelling unit from which you moved: \_\_\_\_\_  
b. Address of dwelling unit to which you moved (include ZIP code): \_\_\_\_\_  
c. Date of move: \_\_\_\_\_  
Month-Day-Year

- d. Monthly rental for temporary unit: \$ \_\_\_\_\_  
e. Will you require temporary housing for more than 3 months?  
 Yes  No  
If "Yes", total number of months you will require temporary housing: \_\_\_\_\_ months

NAME & ADDRESS OF CLIENT:

Bennett, Louis C.  
4105 N. Barthwick

COMPUTATION PREPARED BY:

JC

Date

A. COMPUTATION OF DOWNPAYMENT ASSISTANCE FOR CLAIMANT MOVED TO UNIT PURCHASED

Required Information

1. Amount necessary for downpayment, *if for conventional loan*  $13,950.00 (20\%)$  \$ 2,790.00
2. Costs incidental to purchase (Total amount approved by agency, from table on claim form, Column (e)) \$ 182.90

Computation

3. Base amount (Sum of Lines 1 and 2) \$ 2,972.90

NOTE: If Line 3 is \$2,000 or less, skip Lines 4, 5, and 6 and enter the amount of Line 3 on Line 8 a.

4. Amount on Line 3 in excess of \$2,000

Line 3	\$	<u>2,972.90</u>	
	-	\$	<u>2,000.00</u>
			\$ <u>972.90</u>

5. Amount on Line 4 divided by 2

Line 4	\$	<u>972.90</u>	
		2	\$ <u>486.45</u>

6. Matching amount (If amount on Line 5 exceeds \$2,000, enter \$2,000. Otherwise, enter the amount on Line 5.) *cannot match* \$ 0

7. Base amount (Sum of amount on Line 6 and \$2,000)

Line 6	\$	<u>0</u>	
	+	\$	<u>2,000.00</u>
			\$ <u>2,000.00</u>

8. Amount of downpayment assistance

- a. Amount on Line 3 or Line 7 \$ 2,000.00
- b. Minus adjustments (attach explanation; e.g., amount previously received for rental assistance payment) - \$ 0
- \$ 2,000.00

(Enter this amount in the space provided in Block 4 on page one of this form.)

CONNIE McCREADY  
COMMISSIONER  
DEPARTMENT OF PUBLIC UTILITIES



CITY OF PORTLAND  
OREGON

97204

November 1, 1971

BUREAU OF BUILDINGS  
CITY HALL

C. N. CHRISTIANSEN, Director

Building Division  
C. C. Crank, Chief

Electrical Division  
R. A. Niedermeyer, Chief

Plumbing Division  
George W. Wallace, Chief

Permit Division  
Albert Clerc, Chief

Housing Division  
S. J. Chegwidan, Chief

Portland Development Commission  
235 N. Monroe Street  
Portland, Oregon 97227

Attn: Mr. Crolley

Gentlemen:

Re: 4105 N. Borthwick Avenue

*Bennett*

As the result of a displaced person and at your request an inspection was made by the Housing Division of the two-story, wood frame, three bedroom, single-family dwelling and detached garage at the above address.

Our inspector reports the structures are in standard condition and comply with City regulations at this time.

Yours truly,

C. N. CHRISTIANSEN  
BUILDING INSPECTIONS DIRECTOR

S. J. Chegwidan  
Chief Housing Inspector

CMC:mfm

9

## Transamerica Title Insurance Co

February 25, 1972

Portland Development Commission  
235 N. Monroe Street  
Portland, Oregon

Attention: Mr. James Crowley

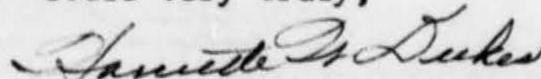
Re: Escrow #74116  
Hanson/Bennett  
4105 N. Borthwick  
Portland, Oregon

Gentlemen:

In connection with the closing of the above numbered escrow, we are enclosing a photo copy of the Mr. and Mrs. Bennett's escrow settlement statement showing the distribution of funds. We understand the funds for closing will come from your office for Mr. and Mrs. Bennett. As shown on the statement at this time we will need the sum of \$630.56 for final closing as of 4/1/72.

We are ready for Mr. and Mrs. Bennet to come in and sign and pay funds for closing. If there are any questions, please feel free to call the undersigned.

Yours very truly,



(Mrs.) Harriette W. Dukes  
Escrow Officer

/hwd  
Enc. -1

# Transamerica Title Insurance Co



A Service of  
Transamerica Corporation

## ESCROW DEPARTMENT

Escrow No. #74116

BENNETT, Louis Charles & Carol

Order No. #41-28905

3147 N. Commercial St.

Date

Portland, Oregon 97227x 97217

Adjustment Date 4/1/72

Seller: Lillian E. Hanson

4105 N. Borthwick, Portland, Oregon 97217	CHARGES	CREDITS
Purchase Price 71-72	13,950.00	
Pro Rata Real Estate Taxes \$239.37 <i>4/1/72 to 7/1/72</i>	<i>59.85</i>	
New		
<del>Pro Rata</del> Fire Insurance 1st Annual premium	55.00	
Unigard Ins. Co.		
Multnomah County Transfer Stamps	15.40	
Escrow Fee 1/2 of 64.00	32.00	
Recording deed and trust deed	10.00	
Mortgage Title Insurance <i>alta</i>	50.00	
MORTGAGE LOAN COSTS:		
Service Charge Columbia Mortgage Co.	139.00	
Credit Report -\$5.50 and Pictures -\$2.50	8.00	
Appraisal Fee advanced by sellers	40.00	
Interest Adjustment @ \$2.67 per diem from <i>1 day</i> thru 3/31/72	2.67	
Survey Certification Charge	15.00	
Tax Service Fee	12.50	
MORTGAGE LOAN RESERVES:		
F.H.A. Mortgage Insurance <del>1</del> 2 mos @ \$5.77 mo	11.54	
Real Estate Taxes 6 mo. 20.07 per mo. <i>split</i>	120.42	
Fire Insurance 2 mo. 4.59 per mo.	9.18	
Mortgage Loan Columbia Mortgage Co.		13,900.00
Earnest Money Deposit		
Deposit in Escrow	<i>182.90</i>	
	<i>14,530.56</i>	<i>13,900.00</i>
To Balance		<i>630.56</i>
	<i>14,530.56</i>	<i>114,530.56</i>

First Payment due 5/1/1972  
\$123.00

PURCHASERS STATEMENT (Mortgage)

February 16, 1972

Portland Development Commission  
235 N. Monroe  
Portland, Oregon 97227

Attention: James Crolley

Gentlemen:

This is to authorize you to make my check for a Replacement Housing Payment to Tenants and Certain Others, in the sum of \$2,000.00, payable to Transamerica Title Insurance Co., Hollywood Branch, and to deposit said check to my escrow account at said Transamerica Title Office for the purchase of the house at 4105 N. Borthwick., Portland, Oregon. *Howdy*

Louis C. Bennett

C. Bennett

WORKSHEET FOR ALL TCO CLAIMS

NAME AND ADDRESS OF DISPLACING AGENCY \_\_\_\_\_

PROJECT NAME \_\_\_\_\_

PROJECT NO. \_\_\_\_\_

1. Full name of claimant: \_\_\_\_\_

Family  Individual

Bennett, Louis C.

2. Dwelling unit from which you moved: \_\_\_\_\_

Parcel No. R-10-1

a. Address 3147 N COMMERCIAL

c. Number of bedrooms \_\_\_\_\_

d. Monthly rental \$ 40.00

b. Apartment or room number \_\_\_\_\_

e. Date displaced \_\_\_\_\_

3. Dwelling unit to which you moved (RENTAL) \_\_\_\_\_

a. Address 4105 N Berthwick

c. Number of bedrooms 4

d. Monthly rental \$ \_\_\_\_\_

b. Apartment or room number \_\_\_\_\_

e. Date moved in \_\_\_\_\_

4. Dwelling unit to which you moved (PURCHASE) \_\_\_\_\_

a. Address 4105 N Berthwick

c. Downpayment \$ 2000.00

d. Incidental expenses \$ \_\_\_\_\_

b. Number of bedrooms 4

e. Date of purchase \_\_\_\_\_

5. For Code Enforcement or Voluntary Rehabilitation (include ZIP)

a. Address from which you moved \_\_\_\_\_

b. Address to which you moved \_\_\_\_\_

c. Date of move \_\_\_\_\_

d. Monthly rental for temporary unit: \$ \_\_\_\_\_

e. Require temporary housing for more than 3 months?  Yes  No

If yes, total number of months in temporary housing \_\_\_\_\_ months

Incidental expenses.

<u>Item</u>	<u>Charged to claimant</u>	<u>Paid by Claimant</u>	<u>Claimed</u>	<u>Approved</u>
_____	\$ _____	\$ _____	\$ _____	\$ _____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

List of documents submitted (attached) in support of above:

Determination

1. Did claimant rent or own at time of acquisition?  Yes  No

Tenant's initial date of rental Feb 1969

Date of acquisition 9-15-71

Owner-occupant's initial date of ownership \_\_\_\_\_

2. Did claimant own or rent 90 days prior to initiation of negotiations?  Yes  No

Date of rental or purchase 2-1969

Date of initiation of negotiations May 28, 1971

3. Is replacement housing standard?  Yes  No

If previously substandard, date found standard 11/1/71

4. Certification:

(Amount of this claim \$ 2000.00 )





COLUMBIA MORTGAGE CO. 600 INTERNATIONAL BUILDING, PORTLAND, OREGON 97205 PHONE: 503 222 9701

### LOAN APPLICATION AGREEMENT

The undersigned hereby appoints **COLUMBIA MORTGAGE CO.**, as agent for the purpose of negotiating a  FHA 221  VA  Conventional  Loan of \$ 13,900 for a term of 30 years, at 7 %\* interest for  Construction,  Purchasing,  Refinancing a  Residence  Multifamily dwelling,  Commercial building to be secured by a first lien on the property described herein.

\*Applicants agree that the loan herein applied for will bear the maximum interest rate permitted by the F.H.A. or V.A. at time of final disbursement.

**APPLICANT: Louis C. Bennett**

Birth Date 4-17-39 Age 32 Spouse Carol Bennett Age 26  
 Social Security # [REDACTED] Social Security # \_\_\_\_\_  
 Present Address 3147 N. E. Commercial, Portland, Oregon Rent  Own \_\_\_\_\_ How Long \_\_\_\_\_  
 Former Address 6045 N.E. Grand, Portland, Oregon How Long \_\_\_\_\_  
 Former Address \_\_\_\_\_ How Long \_\_\_\_\_  
 Years Married 5 Number of Dependents 3 Names & Ages 10, 6 and 3  
 Race Negro  
 EMPLOYER Zidel Explorations Address 3121 S. W. Moody, Portland, Oregon  
 Position Burner How Long Employed 1 1/2 yrs. Income 784.00  
 Previous Employer \_\_\_\_\_ Address \_\_\_\_\_  
 Position \_\_\_\_\_ How Long Employed \_\_\_\_\_ Income \_\_\_\_\_  
 SPOUSE'S EMPLOYER Emanuel Hospital Address 2801 N. Gantenbein, Portland, Oregon  
 Position Nurse's Aide How Long Employed 14 mos. Income 423.00  
 Previous Employer \_\_\_\_\_ Address \_\_\_\_\_  
 Position \_\_\_\_\_ How Long Employed \_\_\_\_\_ Income \_\_\_\_\_  
 Any Other Income and Sources \_\_\_\_\_

**CREDIT REFERENCES:**

List Firms or Banks Where You Have Had Installment Accounts or Loans:

Firm Beneficial Finance Firm \_\_\_\_\_  
 Firm Cohn Bros. Firm \_\_\_\_\_

**FINANCIAL STATEMENT:**

ASSETS			LIABILITIES				
Cash in banks: (specify branch)	Ckg	\$ _____	For	Payment to	Address	Mo. Pymt.	Balance
1. <u>N.A</u>	Svg	\$ _____	Car			\$ _____	Owing
	Ckg	\$ _____		<u>Beneficial Finance</u>		\$ <u>28.00</u>	\$ <u>254.00</u>
2. _____	Svg	\$ _____		<u>Cohn Bros.</u>		\$ <u>25.00</u>	\$ <u>393.00</u>
Cash on hand <u>Earnest money dept</u>		\$ <u>500.00</u>				\$ _____	\$ _____
U. S. Savings Bonds		\$ _____				\$ _____	\$ _____
Stocks & Bonds (Itemize in Remarks)		\$ _____				\$ _____	\$ _____
Cash Value Life Ins. Premium \$ _____		\$ _____				\$ _____	\$ _____
Real Estate Owned		\$ _____					
Mkt. Value		\$ _____					
		\$ _____					
Automobiles - Year <u>1967</u> Make <u>Mustang</u>		\$ <u>900.00</u>					
Year _____ Make _____		\$ _____					
Household Goods		\$ <u>2,000.00</u>					
Other Assets: (Boat, Camper, Tools, etc.)		\$ _____					
<u>PDC Moving Allowance</u>		\$ <u>460.00</u>					
<u>PDC Relocation Allowance</u>		\$ <u>2,000.00</u>					
		\$ _____					
<b>TOTAL ASSETS</b>		\$ <b>5,860.00</b>					
			<b>TOTAL LIABILITIES</b>				<b>647.00</b>
			<b>OTHER REMARKS</b>				

Have you sold property in the last 2 years which had an FHA Mortgage? \_\_\_\_\_ When \_\_\_\_\_  
 Do you pay Alimony or Child Support \_\_\_\_\_ If so, Amount \_\_\_\_\_  
 Have you ever taken Bankruptcy \_\_\_\_\_ If so, when and details \_\_\_\_\_

REAL ESTATE OWNED			APPROXIMATE MONTHLY HOUSING EXPENSE		
Address	Orig. Purchase price		Home payment or rent	\$	<u>40.00</u>
FHA Mtg: Yes No	Lender		Taxes and Insurance	\$	
Orig. Mtg. Amt.	Unpaid Balance		Heat & Utilities	\$	<u>35.00</u>
To be Sold? Yes No	Rental Income		Maintenance	\$	
			<b>TOTAL HOUSING EXPENSE</b>	\$	<u>75.00</u>

LEGAL DESCRIPTION: Lot 8, Block 7, Central Albina, City of Portland, County of Multnomah and State of Oregon.

PROPERTY ADDRESS: 4105 N. Borthwick Avenue, Portland, Oregon

SALES PRICE ..... \$ 13,950.00  
LESS: Loan Amount .... \$ 13,900.00  
DOWN PAYMENT ..... \$ 50.00

TOTAL ESTIMATED COSTS ..... \$ 687.72  
LESS:  
Earnest Money Paid ..... \$ 500.00  
Work Credit ..... \$ \_\_\_\_\_  
Paid to ..... \$ \_\_\_\_\_  
Credit from Others ..... \$ \_\_\_\_\_

ESTIMATED LOAN COSTS:

Credit Report ..... \$<sup>x</sup> 5.50 ✓  
Appraisal ..... \$<sup>x</sup> 40.00 ✓  
Service Fee ..... \$ 139.00  
Mtgee Title Policy ... \$<sup>x</sup> 50.00 ✓  
Recording Fees ..... \$<sup>x</sup> 10.00 ✓  
Survey ..... \$<sup>x</sup> 15.00 ✓  
Tax Service Fee ..... \$<sup>x</sup> 12.50 ✓  
Escrow Fee ..... \$<sup>x</sup> 32.00 ✓  
Photographs ..... \$<sup>x</sup> 2.50 ✓  
**Transfer Stamps** <sup>x</sup> 15.40 ✓

182.90

ESTIMATED AMOUNT REQUIRED TO CLOSE ..... \$ 187.72  
DEPOSITED WITH COLUMBIA MORTGAGE CO. .... \$ -0-  
ESTIMATED AMOUNT DUE AT CLOSING ..... \$ 187.72

TOTAL ESTIMATED LOAN COSTS ..... \$ 321.90

ESTIMATED RESERVES & ADJUSTMENTS:

Taxes **10 mos.** ..... \$ 202.40 Estimate  
Fire Insurance **14 mos.** ..... \$ 61.88 Estimate  
FHA Mort. Ins **2 mos** ..... \$ 11.54  
Initial Interest ..... \$ 40.00 Estimate

TOTAL RESERVES & ADJUSTMENTS ..... \$ 315.82

TOTAL ESTIMATED COSTS ..... \$ 687.72

ESTIMATED MONTHLY PAYMENT:

Principal and Interest ..... \$ 92.57  
FHA Mortgage Insurance ..... \$ 5.77  
Fire Insurance ..... \$ 4.42  
Taxes ..... \$ 20.24  
Life and/or H.A. .... \$ -----

TOTAL MONTHLY PAYMENT ..... \$ 123.00

Applicant certifies that all information on accompanying forms is given for the purpose of obtaining a mortgage loan on above property and is true and complete to the best of his knowledge and belief. Verification may be obtained from any source named.

It is understood and agreed by the applicants that the proposed loan is subject to the approval of **COLUMBIA MORTGAGE CO.**, and of the Federal Housing Administration or Veterans Administration if applicable.

Applicants agree to execute trust deed or mortgage and note on forms satisfactory to **COLUMBIA MORTGAGE CO.**, the Federal Housing Administration, and/or Veterans Administration, and any other papers that may be required to establish the mortgage applied for as a first lien; and to furnish a satisfactory ATA mortgagee's policy of title insurance for the face amount of the loan, showing the trust deed or mortgage to be a first lien upon the property, free of all taxes, assessments and encumbrances, and to pay all recording fees and expenses necessary to perfect the trust deed or mortgage as a first lien.

Applicants agree they will keep the improvements constantly insured for the benefit of the mortgagee in such manner, in such amounts, and by such companies as the mortgagee may approve. We hereby specifically authorize **COLUMBIA MORTGAGE CO.**, to furnish to any bank, lender, escrowee, or bonafide agent with whom we are dealing, upon request, full and complete information on our insurance coverage. Applicants authorize the **COLUMBIA MORTGAGE CO.** to procure the real estate tax statements directly from the tax collector and pay taxes annually.

If upon approval of a loan based upon this application, the applicants are unable or refuse to execute a note or notes and first mortgage or mortgages, or should this application be cancelled, the applicants agree to pay expenses incurred and the above stated loan service charge, together with reasonable attorney's fees and costs incurred in the collection thereof.

Prepared by: Carol A. Chapman Date: 1-14-72

Applicant's Signature

Residence Address Phone No.

Applicant's Signature

Received of Louis Charles Bennett hereinafter called "purchaser," in the form of (check, cash, note) \$ 500 as earnest money and part payment for the purchase of the following described real estate situated in the City of Portland County of Washington and State of Oregon, to-wit: 4105 N. Berthwick legal to add not to parcel  
Central Apts.

together with the following described personal property: None

which we have this day sold to the said purchaser, subject to the approval of the seller for the sum of Fourteen Thousand Nine Hundred Fifty Dollars Dollars (\$ 14,950) on the following terms, to-wit: The sum, hereinabove received for, of Deposited Five Hundred Dollars (\$ 500) on 17 } as additional earnest money, the sum of \_\_\_\_\_ Dollars (\$ \_\_\_\_\_) on Owner's acceptance } Upon acceptance of title and delivery of deed or contract, the sum of \_\_\_\_\_ Dollars (\$ \_\_\_\_\_) The balance of Fourteen Thousand Four Hundred Fifty Dollars Dollars (\$ 14,450) payable as follows: Five percent amount of \$722.50 to be paid on closing to the seller's account at the Portland Federal Savings and Loan Association, D.B.A. Home & Petroleum Bank of Oregon, 1000 Commercial Street, Portland, Oregon. SELLER SHALL NOT BE OBLIGATED HEREUNDER IF COMBINED COMMISSIONS, DISCOUNTS, REPAIRS, ETC. REDUCE NET BELOW 11%.

The seller shall furnish to the purchaser in due course a title insurance policy in the amount of the purchase price of the real estate from a title insurance company showing good and marketable title. Prior to closing the transaction, the seller, upon request, will furnish to the purchaser a preliminary report made by title insurance company showing the condition of the title to said property. It is agreed that if the seller does not approve the above sale within the period allowed Realtor below in which to secure seller's acceptance, or if the title to the said premises is not marketable, or cannot be made so within thirty days after notice containing a written statement of defects is delivered to seller, or if the seller, having approved said sale fails to consummate the same, the earnest money here received for shall be refunded, but the acceptance by the purchaser of the refund does not constitute a waiver of other remedies available to him.

But if the above sale is approved by the seller and the title to the said premises is marketable, and the purchaser neglects or refuses to comply with any of the conditions of this sale within ten days from the furnishing of a preliminary title report and to make payments promptly, as hereinabove set forth, the earnest money herein received for shall be forfeited to the undersigned Realtor to the extent of his agreed upon commission, and the residue, if any, shall be retained by the seller as liquidated damages and this contract thereupon shall be of no further binding effect. The property is to be conveyed free and clear of all liens and encumbrances to date except zoning ordinances, building and use restrictions, reservations in Federal patents, and no other.

All light fixtures and bulbs, fluorescent lamps, Venetian blinds, window and door screens, storm windows and doors, linoleum, attached television antenna, curtain, towel and drapery rods, shrubs and trees, and irrigation, plumbing and heating equipment, except fireplace equipment that is not attached in any manner to the structure, and all fixtures except None

are to be left upon the premises as part of the property purchased.

Seller and purchaser agree to prorate the taxes for the current tax year, rents, interest, and other matters as of the date of delivery of possession, unless otherwise stated. Premiums for existing insurance may be prorated or a new policy issued at purchaser's option. Purchaser agrees to pay the seller for fuel, if any, in storage tank at date of possession. Encumbrances to be discharged by Seller may be paid at his option out of purchase money at date of closing. The purchaser shall reimburse the seller for sums held in the reserve account on any indebtedness assumed in this transaction.

SELLER AND PURCHASER AGREE THAT SUBJECT SALE } will } be closed in escrow, the cost of which shall be shared equally between seller and purchaser. } will-not } Possession of the above described premises is to be delivered to the purchaser 60 days from the delivery of deed or contract above mentioned or as soon thereafter as existing laws and regulations will permit removal of tenants, if any. Time is of the essence of this contract.

Realtor's Address: 3307 SE 50th Portland Realtor's Phone: 756-725-7832  
Wendell R. Smith Realtor By: [Signature]

AGREEMENT TO PURCHASE Date Sept 21st, 1971

I hereby agree to purchase the above described property in its present condition at the price and on the terms and conditions set forth above, and give said Realtor a period of 3 days hereafter to secure seller's acceptance hereof, during which period my offer shall not be subject to revocation. Deed or contract is to be prepared in the name of Louis Charles Bennett and wife Carol Bennett

I acknowledge receipt of a copy of the foregoing offer to buy and earnest money receipt bearing my signature and that of the Realtor.  
Address 3141 N. Commercial Portland PURCHASER: [Signature]  
Phone 8000 PURCHASER:

AGREEMENT TO SELL Date Sept 21st, 1971

I hereby approve and accept the sale of the above described property and the price and conditions as set forth in above agreement and agree to furnish title insurance policy continued to date as aforesaid showing good and marketable title, also the said deed or contract, and agree to pay the above named Realtor for services a commission of \$ \_\_\_\_\_

I authorize said Realtor to order title insurance and, if sale not completed, to pay any cost thereof and to pay out of the cash proceeds of sale the expense of furnishing title insurance, recording fees and revenue stamps, if any, as well as any encumbrances on said premises payable by me at or before closing. I instruct Realtor to place in his Clients Trust Account the above described earnest money deposit until needed in the closing of the transaction. I acknowledge receipt of a copy of this contract bearing my signature and that of the purchaser named above, and of Realtor.

Address 4105 N. Berthwick St Portland SELLER: [Signature]  
Phone 231-5323 SELLER:  
SELLER'S ACCEPTANCE SUBJECT TO CLOSING BEING COMPLETED BY NOVEMBER 24 1971.  
THIS IS A LEGALLY BINDING CONTRACT. IF NOT UNDERSTOOD, SEEK COMPETENT ADVICE.

DATED this 8 day of May 19 72.

The undersigned does hereby consent and agree that all personal property left by me in the premises at 3147 N. Commercial \_\_\_\_\_, Portland, Oregon may be considered and treated by the PORTLAND DEVELOPMENT COMMISSION as abandoned property and disposed of without incurring any obligation or liability to account to me therefore.

C. Bennett  
(~~True~~ name)

BY CAROL BENNETT



# Transamerica Title Insurance Co

DISTRIBUTION
MORTGAGE FUND
PURCHASE MONEY
ALL CHECKS TAKEN SUBJECT TO COLLECTION

RECEIPT No. 747

COUNTY OFFICE, New Home April 12 1972

RECEIVED FROM Portland Development Commission  
Credit for Louis & Carol Bennett  
 FOR CREDIT OF ESCROW NO. 74116

\$ 460<sup>00</sup> DEPOSIT IN cash

CASH \_\_\_\_\_  
 CHECK  \_\_\_\_\_

TRANSAMERICA TITLE INSURANCE CO.  
 BY Echo Standish  
 ESCROW OFFICER

# PORTLAND DEVELOPMENT COMMISSION

1700 S.W. FOURTH AVENUE  
 PORTLAND, OREGON 97201

No 30104 G

DATE April 12, 1972

PAY TO THE ORDER OF **Transamerica Title Insurance Company**

\$ 460.00

DOLLARS

**NON-NEGOTIABLE**

THE FIRST NATIONAL BANK OF OREGON  
 S.W. Fifth and College Branch  
 Portland, Oregon

DETACH BEFORE DEPOSITING CHECK

Portland Development Commission • 224-4800

DATE	INVOICE OR CONTRACT NOS.	DESCRIPTION	AMOUNT
		Deposit in escrow for Louis C. Bennett, Relocation Payment for Homeowners per claim filed. From 3147 N. Commercial (R-10-1).  Dislocation allowance <span style="float: right;">\$200.00</span> Fixed payment - own furniture <span style="float: right;"><u>260.00</u></span>	<u>\$460.00</u>

## Account Distribution

NO	TITLE	AMOUNT
E 1501	Relocation Payment (EH) (Fixed payment - family)	\$460.00

*AC*

*JMA*



(For Local Agency Use Only)

DETERMINATION OF ELIGIBILITY FOR RELOCATION PAYMENT  
FOR MOVING EXPENSES (FAMILIES AND INDIVIDUALS)

---

NAME AND ADDRESS OF CLAIMANT:

Louis C. Bennett  
4105 N. Brothwick  
Portland, Oregon 97217

NAME OF LOCAL AGENCY:

Portland Development Commission  
1700 SW Fourth Avenue  
Portland, Oregon 97201

---

INSTRUCTIONS: Attach this form to the pertinent claim form filed by claimant. Attach an explanation of any difference between amounts claimed and amounts approved.

---

1. Does claimant meet basic eligibility requirements?  Yes  No

If "No," explain:

---

2. Complete if claim is for a fixed payment including an amount for moving articles located in household storage space:

Date items inspected: \_\_\_\_\_  
Month-Day-Year

---

3. If claim is for a self-move, does approved amount exceed estimated cost of accomplishing the move through services of a commercial mover or contractor?

Yes  No

If "Yes," explain basis for approved amount:

---

4. CERTIFICATION


I CERTIFY that I have examined the claim, and the substantiating documentation, and have found it to be in accord with the applicable provisions of Federal law and the regulations issued by the Department of Housing and Urban Development pursuant thereto. Therefore, the claim is hereby approved and payment is authorized as follows:

---



(For Local Agency Use Only)

(Complete either A or B:)

Item	Amount <sup>1/</sup>	Authorized Signature	Date
A. Fixed Payment and Dislocation Allowance	\$		
1. Fixed payment \$ <u>260.00</u>		 B.L.C.	
2. Dislocation allowance \$ <u>200.00</u>			
3. Total \$ <u>460.00</u>	<u>460.00</u>		<u>4/11/72</u>
B. Actual Moving and Related Expenses	\$		
1. Initial payment including, if applicable, storage and related costs in the amount of \$ _____	_____	_____	_____
2. Supplementary payment (s) for storage costs:	_____	_____	_____
3. Final payment for moving expenses covering storage and related costs	_____	_____	_____

<sup>1/</sup> Attach full explanation of any adjustments made; e.g., amount set off against claim or amount of dislocation allowance made as an advance payment.

5. RECORD OF PAYMENTS MADE

Date	Check Number	Amount	Date	Check Number	Amount
		\$			\$

WORKSHEET FOR ALL MOVING CLAIMS

1. Name Bennett, Louis C. Project R-20  
 2. Date(s) of move May 31, 1973 Parcel No. R-10-1  
 3. Dwelling unit from which you moved:  
 Address 3147 N. Commercial No. of rooms 6  
 \_\_\_ Furnished  Unfurnished Date you moved into this unit Feb 1969  
 4. Dwelling unit to which you moved:  
 Address 4105 N. Borthwick  
 Were goods moved to or from storage? \_\_\_ Yes  No

5. Total claim \$ \_\_\_\_\_  
 -----  
 FIXED PAYMENT: \$200.00 + \$260.00 = \$460.00  
 -----

ACTUAL MOVING COSTS

6. Name of moving company (or person) \_\_\_\_\_  
 7. Mover's telephone \_\_\_\_\_ 8. Mover's address \_\_\_\_\_  
 9. Method of payment  
 \_\_\_ a. reimburse client (show paid bill)  
 \_\_\_ b. pay mover directly (show bill)  
 \_\_\_ c. let local agency contract with mover  
 10. Amount actual costs  
 a. Moving costs (attach receipt or voucher) \$ \_\_\_\_\_  
 b. Cost of insurance (attach invoice) \$ \_\_\_\_\_  
 c. Storage cost (attach receipt or voucher) \$ \_\_\_\_\_  
 -----

STORAGE COSTS

- Name, address and ZIP code of storage company \_\_\_\_\_  
 A. Type of claim  
 \_\_\_ initial \_\_\_ supplementary \_\_\_ final  
 B. Storage period  
 1. Total period: \_\_\_ months. Check one: \_\_\_ Actual \_\_\_ Estimated  
 2. Date property moved to storage: \_\_\_\_\_  
 3. Date property moved from storage: \_\_\_\_\_  
 C. Storage Costs  

		<u>Approved</u>
1. Monthly rate	\$ _____	\$ _____
2. Total costs actually incurred	\$ _____	\$ _____
3. Amount previously received	\$ _____	\$ _____
4. Amount claimed (line 2 minus 3)	\$ _____	\$ _____

 D. Description of Property Stored: please list on back of this sheet.  
 E. Method of Payment  
 \_\_\_ reimburse client (attach receipt or paid bill)  
 \_\_\_ pay storage company directly (attach bill)

Louis Bennett.  
 3147 N. Commercial  
 Dwelling Unit Inventory

Mar 15, 1972

4 Beds & Springs  
 \_\_\_\_\_ Bedroom Chair  
1 Breakfast Table  
4 Breakfast Table Chairs  
 \_\_\_\_\_ Bridge Lamp & Shade  
1 Buffet  
1 Chest of Drawers  
1 Coffee Table  
1 Couch *3 piece*  
 \_\_\_\_\_ Davenport  
1 Desk  
1 Dining Table  
4 Dining Chairs  
2 Dresser  
2 End Table  
 \_\_\_\_\_ Floor Lamp & Shade  
1 Mirror

       Night Stand  
 \_\_\_\_\_ Occasional Chair  
 \_\_\_\_\_ Overstuffed Chair  
✓ Overstuffed Rocker  
1 Range  
1 Refrigerator: Brand Lantz  
 \_\_\_\_\_ Rocker  
 \_\_\_\_\_ Rug & Pad: Size \_\_\_\_\_  
1 Stool  
 \_\_\_\_\_ Table Lamp & Shade  
1 Table, small  
 \_\_\_\_\_ Vanity & Bench  
5 Suitcases  
1 Trunks  
30 Cartons, Boxes, Etc.  
2 Clothes  
5 Bedding & Linens

Miscellaneous (List Items)

1 TV  
4 Pictures  
1 Washer, GE.  
1 Sewing Machine  
 \_\_\_\_\_  
 \_\_\_\_\_

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

COMMENTS:

March 17, 1972

Portland Development Commission  
235 North Monroe  
Portland, Oregon 97227

Attention: James Crolley

Gentlemen:

This is to authorize you to make my check for a Displacement Housing Payment and Fixed Payment for Moving Expenses in the total sum of \$460.00 payable to Transamerica Title Insurance Co., Hollywood Branch, and to deposit said check to my escrow account at said Transamerica office for the purchase of the house at 4105 N. Brothwick, Portland, Oregon 97217.

C. Bennett

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NAME & ADDRESS OF CLIENT:

Louis C. Bennett  
4105 N. Bathwick

COMPUTATION PREPARED BY:

JC

Date

A. COMPUTATION OF DOWNPAYMENT ASSISTANCE FOR CLAIMANT MOVED TO UNIT PURCHASED

Required Information

- 1. Amount necessary for downpayment actual ★★ \$ 1,850.00
- 2. Costs incidental to purchase (Total amount approved by agency, from table on claim form, Column (e)) \$ 180.90  
~~175.40~~

Computation

- 3. Base amount (Sum of Lines 1 and 2) \$ 2,030.90  
~~2,025.40~~

NOTE: If Line 3 is \$2,000 or less, skip Lines 4, 5, and 6 and enter the amount of Line 3 on Line 8 a.

- 4. Amount on Line 3 in excess of \$2,000
 

Line 3	\$	<u>2,030.90</u>	
		<del>2,025.40</del>	
	-	\$	<u>2,000.00</u>
			\$ <u>30.90</u>
			<del>25.40</del>

- 5. Amount on Line 4 divided by 2
 

Line 4	\$	<u>30.90</u>	
		<del>25.40</del>	
		2	\$ <u>15.45</u>
			<del>12.70</del>

- 6. Matching amount (If amount on Line 5 exceeds \$2,000, enter \$2,000. Otherwise, enter the amount on Line 5.) \$ 15.45  
~~12.70~~

- 7. Base amount (Sum of amount on Line 6 and \$2,000)
 

Line 6	\$	<u>15.45</u>	
		<del>12.70</del>	
	+	\$	<u>2,000.00</u>
			\$ <u>2,015.45</u>
			<del>2,012.70</del>

- 8. Amount of downpayment assistance
  - a. Amount on Line 3 or Line 7 \$ 2,015.45  
~~2,012.70~~
  - b. Minus adjustments (attach explanation; e.g., amount previously received for rental assistance payment)
 

	-	\$	<u>2,005.50</u>	
			<del>2,000.00</del>	
				\$ <u>9.95</u>
				<del>12.40</del>

(5.50 credit Report)

(Enter this amount in the space provided in Block 4 on page one of this form.)



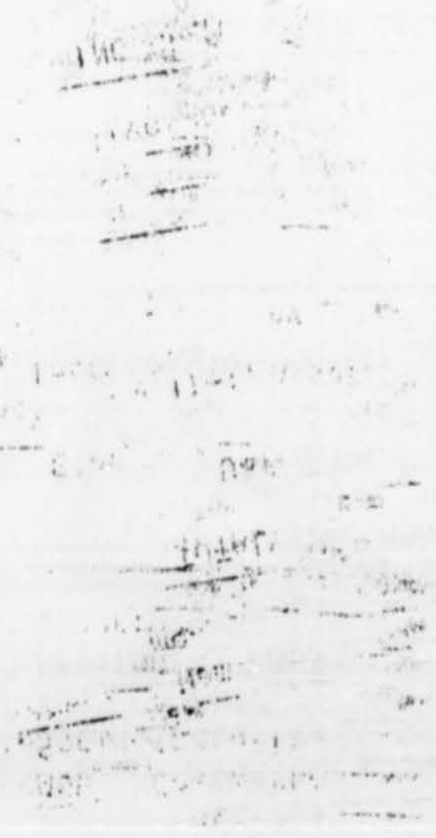


1/15/71 flyer delivered by Mrs Bennett. She knew all about office & project.

1/18/71 M/M Bennett came by office. They presently rent house for 140 mth. want another house when they move 3 bdrm. & feel they can afford 70-80 mth. will possibly be eligible for ARP when they move.

2/10/71 surveyor was sent to NE area. Babypitter at house during the day.

~~2/10~~



Louis Bennett.

DATE

NOTES

C/W

7-22-71

Mr. Bennett came back at 11:20 to inquire about the house he is living in. Landlord informed him that he is going to sell.

I visited Mr. Bennett & family in the PM and explained his possible benefits & procedures after we acquire the house. Does not know at this time if he will pay or rent. Has been layed off his job temporarily. His wife works at Emanuel Hosp. will talk again later.

to FRA on the 23rd

Louis Bennett - 3147 N. Commercial



3300<sup>00</sup>

3147-11 Commercial St., Portland, Ore., Sept 21, 1971

ON DEMAND, each of the undersigned promises to pay to the order of Fairfield Realty Co.

(3300<sup>00</sup>) Five Hundred and 50/100 at 3307 SE 50th Ave., Portland, Oregon DOLLARS,

with interest thereon at the rate of 9 percent per annum from Demand until paid; interest to be paid on Demand. All or any portion of the principal hereof may be paid at any time. If this note is placed in the hands of an attorney for collection, each of the undersigned promises and agrees to pay the holder's reasonable collection costs, including reasonable attorney's fees, even though no suit or action is filed hereon; however, if such suit or action is filed, the amount of such reasonable attorney's fees shall be fixed by the court, or courts in which the suit or action, including any appeal therein, is tried, heard or decided.

Deposit on Earnest Money for Home on 4125 N. Berthoud St. Portland, Oregon to Be Returned

L. C. Bennett

3147-11 Commercial St., Portland, Ore.

FORM No. 646—DEMAND NOTE.

SSBE

STEVENS-NESS LAW PUB. CO. PORTLAND

8, 250, 338

UNITED STATES OF AMERICA

DATE ISSUED 4/13/66  
VALID THROUGH (Date) 3/3/76

VETERANS ADMINISTRATION

ELIGIBILITY RESTRICTED PER VAR 435  
FUNDING FEE REQUIRED

### Certificate of Eligibility

*This is to certify that*

NAME OF VETERAN: BENNETT, L. C.		DATE OF BIRTH	
SERVICE NO. 18 508 069	ENTITLEMENT PL 89-358	BRANCH OF SERVICE	
	<input type="checkbox"/> WWII <input type="checkbox"/> PL550	<input checked="" type="checkbox"/> ARMY <input type="checkbox"/> NAVY <input type="checkbox"/> AIR FORCE <input type="checkbox"/> MARINE CORPS <input type="checkbox"/> COAST GUARD	4/17/39

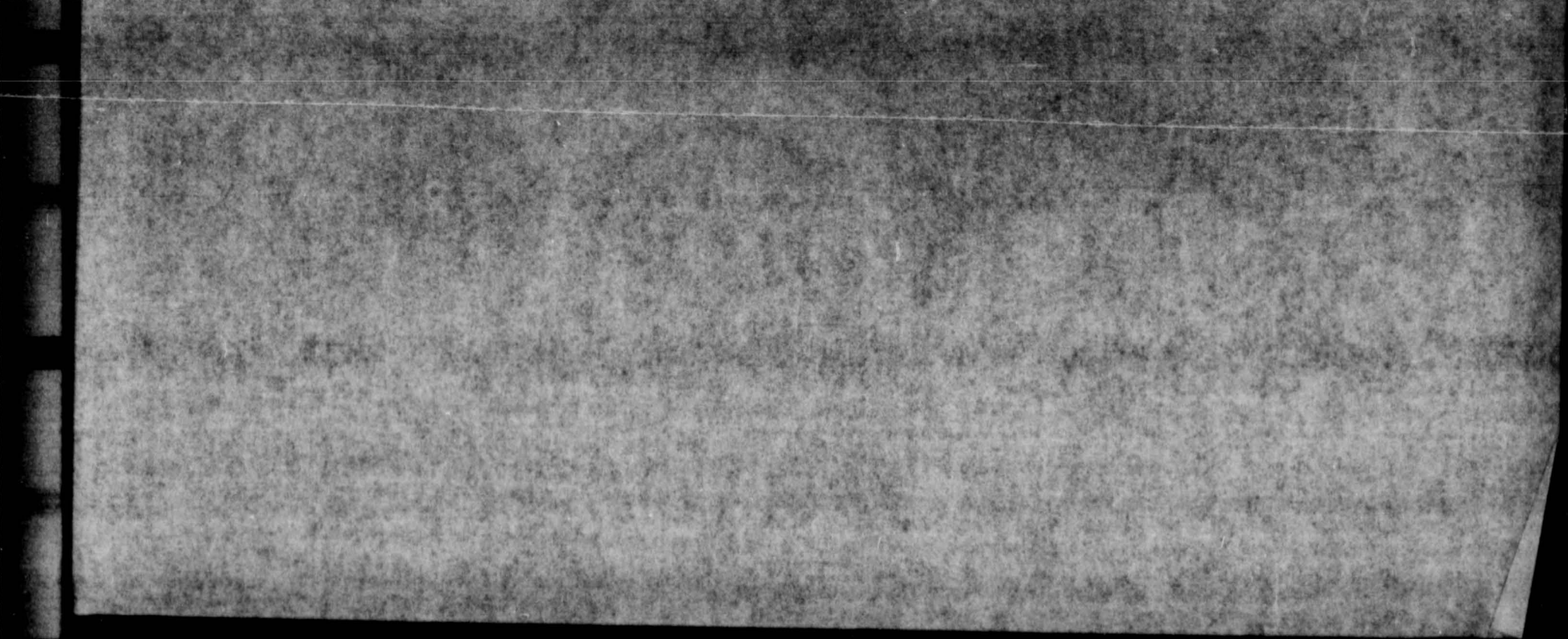
IS ELIGIBLE FOR THE BENEFITS OF CHAPTER 37, TITLE 38, U. S. CODE, AND HAS AVAILABLE FOR THE GUARANTY OR INSURANCE OF LOANS THE AMOUNT OF ENTITLEMENT SHOWN ON THE REVERSE HEREOF AS NOT RESERVED.

ADMINISTRATOR OF VETERANS' AFFAIRS

A. J. Lawrence  
SIGNATURE OF AUTHORIZED AGENT

NEW ORLEANS REGIONAL OFFICE #3021

701 LOUISIANA AVE.  
ISSUING OFFICE  
NEW ORLEANS, LA.



March 17, 1972

Portland Development Commission  
235 North Monroe  
Portland, Oregon 97227

Attention: James Crolley

Gentlemen:

This is to authorize you to make my check for a Displacement Housing Payment and Fixed Payment for Moving Expenses in the total sum of \$460.00 payable to Transamerica Title Insurance Co., Hollywood Branch, and to deposit said check to my escrow account at said Transamerica office for the purchase of the house at 4105 N. Brothwick, Portland, Oregon 97217.

C. Bennett

---

January 14, 1972

Portland Development Commission  
Emanuel Hospital Project  
235 N. Monroe Street  
Portland, Oregon 97227

Attn: Chet Daniels

Re: Louis C. Bennett  
ppty: 4105 N. Borthwick Ave.  
Portland, Oregon  
FHA Case No. 431-112680-221

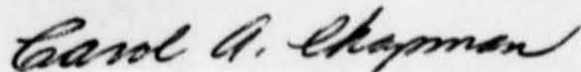
Gentlemen:

Please find enclosed the application for the above transaction.  
Please see reverse side of the application for the purchaser's  
closing costs, per your request.

We are also enclosing a copy of the Conditional Commitment  
dated 11-1-71 for your records.

Respectfully yours,

COLUMBIA MORTGAGE CO.



Carol A. Chapman, Closer

cac/  
encls.

FHA MORTGAGEE NO. <b>40203 8</b>	U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL HOUSING ADMINISTRATION	FHA CASE NO. <b>431212800-</b>
-------------------------------------	---	--------------------------------

<b>CONDITIONAL COMMITMENT FOR MORTGAGE INSURANCE UNDER THE NATIONAL HOUSING ACT</b>  <input checked="" type="checkbox"/> SEC. 203(b) <input type="checkbox"/> SEC. _____	<b>PROPERTY ADDRESS</b> <b>4105 N. Borthwick, Portland</b>
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<b>MORTGAGEE</b>  <b>Columbia Mortgage Co.</b> <b>600 International Bldg.</b> <b>812 S. Wa Washington</b> <b>Portland, Oregon 97205</b>	<b>ESTIMATE OF VALUE AND CLOSING COSTS</b> VALUE OF PROPERTY \$ <u>13650</u> Closing Costs ..... \$ <u>300</u> <b>TOTAL (For Mortgage Insurance Purposes)...</b> \$ <u>13950</u>	<b>MONTHLY EXPENSE ESTIMATE</b> Fire Ins. .... \$ <u>4</u> Taxes ..... \$ <u>20</u> Main. & Repairs \$ <u>11</u> Heat & Utilities \$ <u>36</u>
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<b>APPROVED FOR COMMITMENT</b> 	<b>COMMITMENT</b> Issued: <u>11-1-71</u> 19 Expires: <u>5-1-72</u> 19 <input checked="" type="checkbox"/> EXISTING <input type="checkbox"/> PROPOSED (See Gen. Cond. #3)
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<b>COMMITMENT TERMS</b> MAX. MORT. AMT. \$ <u>13500</u> NO. MOS. <u>360</u> MAX. INTEREST <u>7</u> %	Improved Living Area <u>1639</u> Sq. Ft.
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**INFORMATION**

The estimates of fire insurance, taxes, maintenance/repairs, heat/utilities and closing costs are furnished for mortgagee's and mortgagor's information. They may be used to prepare FHA Form 2900. Application for Credit Approval, when a firm commitment is desired.

**GENERAL COMMITMENT CONDITIONS**

1. **MAXIMUM MORTGAGE AMOUNT AND TERMS -**
  - (a) **OCCUPANT MORTGAGORS:** The mortgage amount and term set forth in the heading are the maximum approved for this property assuming a satisfactory owner-occupant mortgagor. The maximum amount and term in the heading may be changed depending upon FHA's rating of the borrower, his income and credit.
  - (b) **NONOCCUPANT MORTGAGORS:** If the mortgagor does not occupy the house, the law limits the maximum mortgage amount to not to exceed 85% of the maximum amount available to an eligible mortgagor who will occupy the house (85% of value if Sec. 203(i) or 221). In the case of nonoccupant mortgagors, the firm commitment when issued will reduce the mortgage amount and terms below that stated in the heading.
  - (c) **COMMITMENT CHANGES:** The Commissioner may, upon request of the approved mortgagee, change the mortgage amount and term set forth in the heading. If the application is accompanied by a VA CRV, changes will be made only if VA issues an amendment.
2. **FIRM COMMITMENT:**-A firm commitment to insure a loan will be issued upon receipt of an Application for Credit Approval, FHA Form 2900, executed by an approved mortgagee and a borrower satisfactory to the Commissioner.
3. **COMMITMENT TERM:** This commitment shall expire **SIX MONTHS** from the issue date in the case of an **EXISTING HOUSE** or **ONE YEAR** from its date in the case of **PROPOSED CONSTRUCTION**. (FHA classifies all cases as either "EXISTING" or "PROPOSED" for the purpose of determining when a commitment expires. Accordingly, a house, even though still under construction, may be classified as an existing house if it was not approved by FHA or VA prior to the beginning of construction.)
4. **CANCELLATION:**-This commitment may be cancelled after 60 days from the date of issuance if construction has not started, unless the mortgagee has disbursed loan proceeds.
5. **PROPERTY STANDARDS:**-All construction, repairs, or alterations proposed in the application or on the drawings and specifications returned herewith, shall equal or exceed the FHA Minimum Property Standards, or the deviations agreed upon pursuant to purpose and scope provisions of General Revision No. 6, dated August, 1968.

**SPECIFIC COMMITMENT CONDITIONS (Applicable when checked)**

1. **HEALTH AUTHORITY APPROVAL:**-Execution of Form 2573 by  the Health Authority indicating approval of the water supply and/or sewage disposal installation is required. (Approval by letter or Health Authority Form may be used.)
2. **TERMITE CONTROL:**-(a) **EXISTING HOUSE** - Furnish certificate from a recognized termite control operator that the house shows no evidence of an active termite infestation. (b) **PROPOSED CONSTRUCTION** - Furnish original and two copies of Termite Soil Treatment Guarantee FHA Form 2052.
3. **SUBDIVISION REQUIREMENTS:**-Comply with Requirements  No. \_\_\_\_\_ from Report dated \_\_\_\_\_ for \_\_\_\_\_ Subdivision.
4. **BUILDER'S WARRANTY:**-The builder shall execute FHA Form  2544, Builder's Warranty.
5. **PROPERTY INSPECTIONS:**-A notice of construction status shall be given by Form 2289X, letter or telephone at the time indicated below:
  - (a.) **ALL PROPOSED CONSTRUCTION CASES:**
    - (1.)  At least two work days before "beginning of construction."
    - (2.)  When the building is enclosed, structural framing completely exposed and roughing-in of plumbing, heating and electrical work installed and visible
    - (3.)  When construction completed and property ready for occupancy.
  - (b.)  **REPAIRS:** Notify FHA upon completion of required repairs.
  - (c.)  **CERTIFICATE OF COMPLETION:** A certificate stating that the mortgagee has examined the proposed or required repairs and that they have been satisfactorily completed will be accepted.
6. **VA INSPECTIONS:**-Furnish a copy of a clear VA final report.
7. **ASSURANCE OF COMPLETION:**-If the required repairs cannot be completed prior to submission of closing papers, a Form 2300 escrow in the amount of \$ \_\_\_\_\_ (or such additional amount as the lender desires) may be established as the means to assure completion.
8. **SECTION 235 AUTHORITY:**
  - (a)  This commitment may be converted to section 235(i) upon receipt of an application covering an eligible borrower. Contract authority for this purpose has been obligated.
  - (b)  If contract authority is available, this commitment may be converted to section 235(i) upon receipt of an application covering an eligible borrower.
9. **EXPIRATION DATE:**-The Total Value stated above is based on Veterans Administration Certificate of Reasonable Value, case number \_\_\_\_\_, dated \_\_\_\_\_. Regardless of General Commitment Condition Number 3, above, this commitment expires on \_\_\_\_\_.
10.  See special conditions No. \_\_\_\_\_ below or on attached sheet.

This commitment is within Section 235(i) mortgage limits.

*300 Fairfield Hwy 11-2*

ITEMS MARKED (X) AND THE ATTACHED ADDENDUM CONSISTING OF 2 SHEETS ARE A PART OF THIS COMMITMENT.  
56 110 112 140

FHA MORTGAGEE NO. <b>40203 8</b>	U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL HOUSING ADMINISTRATION	FHA CASE NO. <b>4019 + 2875</b>
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<b>STATEMENT OF APPRAISED VALUE FOR A MORTGAGE TO BE INSURED UNDER THE NATIONAL HOUSING ACT</b>  <input checked="" type="checkbox"/> SEC. 203(b) <input type="checkbox"/> SEC. _____	<b>PROPERTY ADDRESS</b> <b>4105 N. Borchwick, Portland</b>
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<b>MORTGAGEE</b>  <b>Columbia Mortgage Co.</b> <b>600 International Bldg.</b> <b>812 S. Wa Washington</b> <b>Portland, Oregon 97205</b>	<b>ESTIMATE OF VALUE AND CLOSING COSTS</b> VALUE OF PROPERTY \$ <u>16,200</u> Closing Costs ..... \$ <u>1,000</u> <b>TOTAL (For Mortgage Insurance Purposes) .. \$ <u>17,200</u></b>	<b>MONTHLY EXPENSE ESTIMATE</b> Fire Ins. .... \$ <u>4</u> Taxes ..... \$ <u>4</u> Main. & Repairs \$ <u>4</u> Heat & Utilities \$ <u>4</u>
APPROVED FOR COMMITMENT  		<b>COMMITMENT</b> Issued: <u>11-1-79</u> Expires: <u>11-1-81</u>

**DEFINITION OF VALUE**

The Federal Housing Commissioner has valued the above identified property for mortgage insurance purposes in the amount shown. FHA's estimate of "Value" ("Replacement Cost" in Section 213 or 220) does not fix a sales price, except when the mortgage is to be insured under section 235(i); does not indicate FHA approval of a purchaser of the property; nor does it indicate the amount of an insured mortgage that would be approved.

THE ESTIMATE OF VALUE AND CLOSING COSTS ABOVE HAS THREE PARTS:  
 "VALUE OF PROPERTY" IS FHA'S ESTIMATE OF THE VALUE OF THE PROPERTY.  
 "Closing Costs" is the FHA estimate of the cost of closing a mortgage loan on the property. These costs may be paid by either the buyer or the seller.  
 "Total for Mortgage Insurance Purposes" includes both the value of the property and estimated closing costs. The maximum mortgage which FHA can insure is based on this amount. Under those sections of the National Housing Act (such as 213 or 220) where the maximum mortgage amount must be based on estimated replacement cost, the "Value of Property shall be deemed to mean replacement cost for mortgage insurance purposes"

"Replacement Cost" is an estimate of the current cost to reproduce the property including land, labor, site survey and marketing expense but excluding payments for prepaid expenses such as taxes and insurance and closing costs.  
 If the contract price of the property is equal to or less than "Value of Property", and the buyer pays closing costs, a part of the closing costs can be included in the mortgage. IF THE CONTRACT PRICE OF THE PROPERTY IS MORE THAN "VALUE OF PROPERTY" AND THE BUYER PAYS THE CLOSING COSTS, THE BUYER IS PAYING MORE FOR THE PROPERTY THAN FHA'S ESTIMATE OF ITS VALUE.  
 The law requires that FHA mortgagors receive a statement of "appraised value" prior to the sale of the property. If the sales contract has been signed before the mortgagor receives such a statement, the contract must contain, or must be amended to include, the following language:  
 "It is...agreed that,...the purchaser shall not be obligated to complete the purchase...or to incur any penalty...unless the seller has delivered to the purchaser a written statement setting forth...the value of the property (excluding closing costs) not less than \$ \_\_\_\_\_ . The purchaser shall have the privilege...of proceeding with...this contract without regard to the amount of the...valuation."

**ADVICE TO HOME BUYERS**

**ADVANCE PAYMENTS** - Make extra payments when able. You pay less interest and have your home paid for sooner. Notify the lender in writing at least 30 days before the regular payment date on which you intend to make an advance payment.

**DELINQUENT PAYMENTS** - Monthly payments are due the first day of each month and should be made on or before that date. The lender may make a late charge up to 2 cents for each dollar of any payment more than 15 days late. If you fail for 30 days to make a payment, or to perform any other agreement in the mortgage, your lender may foreclose. You could lose your home, damage your credit, and prevent your obtaining further mortgage loans. If extraordinary circumstances prevent your making payments on time, see your lender at once. If you are temporarily unable to make your payments because of illness, loss of job, etc., your lender may be able to help you. Ask your lender to explain FHA's forbearance policy. **YOUR CREDIT IS AN IMPORTANT ASSET; DON'T LOSE IT THROUGH NEGLECT.**

**ADJUSTED PREMIUM CHARGE** - If you make extra payments in any year of more than 15% of the original mortgage amount, you may have to pay an adjusted premium charge. This charge is 1% of the original mortgage. FHA is authorized to charge a premium of not less than 1/4 of 1% nor more than 1% per year, but has set the premium at 1/2 of 1% assuming it will be paid over the whole mortgage term. When a mortgage is paid off in advance, the premiums collected do not cover FHA cost and an adjusted premium is charged to offset the loss. If this charge were not made, the premium would have to be higher. An adjusted premium is not made if a new FHA mortgage is placed on the property, or if the FHA insurance is in force for 10 years or longer.

**TAXES, ASSESSMENTS, AND INSURANCE** - Send your lender bills for taxes, special assessments, or fire insurance that come to you. The fire insurance the lender requires you to carry usually covers only the balance of the loan. Check this with your lender. You may wish to take out additional insurance so that if the house is damaged your loss will be covered as well as the lender's. If your home is damaged by fire, windstorm, or other cause, write your lender at once. Taxes for the coming year can't be known until the bills are received. If they exceed the amount accumulated from your payments, you will be asked to pay the difference. If they are less, the difference will be credited to your account. The same is true of fire insurance. Some States allow homestead or veteran's tax exemptions. Apply for any exemption to which you may be entitled. When it is approved, notify your lender.

**CLOSING COSTS** - In the heading is FHA's estimate of anticipated closing costs, such as fees for preparation of mortgage instruments, attorneys' fees, title insurance, origination fees and documentary stamp taxes. The estimate does not include charges for such prepayable items as taxes, fire insurance.

**BUILDER'S WARRANTY** - When FHA approves plans and specifications before construction, the builder is required to warrant that the house conforms to FHA approved plans. This warranty is for 1 year following the date on which title is conveyed to the original buyer or the date on which the house was first occupied, whichever occurs first. If during the warranty period you notice defects for which you believe the builder is responsible, ask him in writing to correct them. If he fails to do so, notify the FHA insuring office in writing. Mention the FHA case number shown in the heading. If inspection shows the builder to be at fault, the FHA will try to persuade him to make correction. If he does not, you may seek legal relief under the builder's warranty. Most builders take pride in their work and will make justifiable corrections. They cannot be expected to correct damage caused by ordinary wear and tear or by poor maintenance. Keeping the house in good condition is the owner's responsibility.

**OPERATING EXPENSES** - In the heading are FHA estimates of monthly costs of taxes, heat and utilities, fire insurance, maintenance and repairs. The estimated figures will probably have to be adjusted when you receive the actual bills. **BEAR IN MIND THAT IN MOST COMMUNITIES TAXES AND OTHER OPERATING COSTS ARE INCREASING.** The estimates should give some idea of what you can expect the costs to be at the beginning. In some areas FHA's estimate of taxes may also include local charges such as sewer charges, garbage collection fees, water rates, etc.

**IF YOU SELL** - If you sell while the mortgage exists, the buyer may finance several ways. Understand how these arrangements may affect you. Consult your lender.

1. You may sell for all cash and pay off your mortgage. This ends your liability.
2. The buyer can assume the mortgage and pay the difference between the unpaid balance and the selling price in cash. If the FHA and the lender are willing to accept the buyer as a mortgagor, you can be released from further liability. This requires the specific approval of the lender and the FHA.

**(EITHER OF THE ABOVE TWO METHODS IS PREFERABLE TO METHOD NUMBER 3.)**

3. The buyer can pay the difference in cash and purchase subject to the unpaid mortgage balance. FHA or lender approval is not necessary **BUT YOU REMAIN LIABLE FOR THE DEBT. IF THE BUYER DEFAULTS, IT COULD RESULT IN A DEFICIENCY JUDGMENT AND IMPAIR YOUR CREDIT STANDING.**

**THE COST OF BORROWING**

When you borrow to buy a home, you pay interest and other charges which add to your cost. A larger downpayment will result in a smaller mortgage. Borrow as little as you need and repay in the shortest time. If you borrow \$10,000 at 7 1/2% the monthly payment to principal and interest is \$10.60 less for a 30-year mortgage than it would be for a 20-year mortgage; but in 30 years you pay \$5,772.90, or 62% more interest than in 20 years. The tables show the monthly payments, interest and mortgage insurance for some typical mortgages at 7 1/2%. Taxes and fire insurance are not shown in the tables, although they are included in your monthly payments.

**MONTHLY PAYMENTS, PRINCIPAL & INTEREST, MORT. INS. PREMIUM, TOTAL INTEREST & MORT. INS. PREMIUMS PAID @ 7 1/2%**

Term	\$10,000-MORTGAGE				\$15,000-MORTGAGE				\$20,000-MORTGAGE			
	Prin. & Int. Mo. Payt.	Total Interest	Mtg. Ins. Premium Mo. Payt.	Total	Prin. & Int. Mo. Payt.	Total Interest	Mtg. Ins. Premium Mo. Payt.	Total	Prin. & Int. Mo. Payt.	Total Interest	Mtg. Ins. Premium Mo. Payt.	Total
20 Yrs.	\$80.60	\$ 9,321.49	\$4.12	\$621.42	\$120.90	\$13,982.24	\$6.19	\$932.15	\$161.20	\$18,642.98	\$8.25	\$1,242.87
25 "	73.90	12,169.49	4.14	811.29	110.85	18,254.24	6.21	1,216.95	147.80	24,338.98	8.28	1,622.60
30 "	70.00	15,094.39	4.15	1,006.28	105.00	22,641.59	6.22	1,509.44	140.00	30,188.78	8.30	2,012.59

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
HUD-FHA PORTLAND AREA OFFICE

Rev. 6/28/71

ADDENDUM TO FHA COMMITMENT

FHA CASE NO. 112680

DATE 11-1-71

SHEET 1 OF 2

Specific commitment conditions (applicable when checked)

Note: Conditions 1 through 10 are on FHA Commitment Form 2800-5.

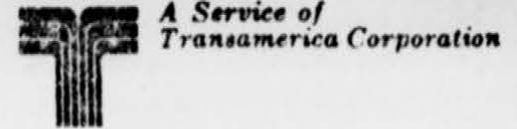
All required repairs must be completed in a professional manner.

All certifications must be submitted before requesting final inspection of repairs.

50. See attached addendum for condition on individual water and/or sewage disposal system.
51. Install an acceptable vapor barrier ground cover over entire crawl space area.
52. Crawl space shall be graded and sloped to prevent ponding of seepage water. Install drain tile in gravel bed connected to suitable outfall to provide positive drainage away from dwelling. Cover entire crawl space with acceptable vapor barrier.
53. Install at least four 8"x14" galvanized hardware cloth screened crawl space area vents of 1/2" mesh (one near each corner) to adequately vent crawl space area.
54. Provide concrete foundation and/or piers under all wood sills, posts and supporting members under \_\_\_\_\_ dwelling, \_\_\_\_\_ porch (rear-front-side) so that no wood remains within 6" of the ground. Replace any deteriorated members.
55. (a) \_\_\_\_\_ Replace all deteriorated rotted or damaged wood foundation and framing members, including posts, plates, beams and joists in underfloor area, with sound material. No wood to remain within 6" of ground.  
(b) \_\_\_\_\_ Replace all skirting and other wood in contact with the ground and replace with material resistant to rot and infestation. Finish all exposed new or repaired work to match exterior. No wood to remain within 6" of ground.
56. Submit certification from a qualified pest control operator, engineer, or architect that wood destroying organisms, fungus and/or rot damage in the structure of the dwelling have been eliminated. A "Standard Notice of Work Completed" or a report form indicating no infestation may be submitted as certification. Note: All repairs must be completed in conformance with local professional building standards and local building codes.
57. Remove all debris, including wood scraps, form boards, etc., from under building.
58. Trim bushes, cut weeds and remove all junk and debris from premises.
59. Install a 3/4" temperature and pressure relief valve on hot water tank; and a 3/4" discharge line to outside or to an interior drain.
60. Install elbows for downspouts and provide splash blocks to carry roof water at least two feet away from foundation.
61. Install new gutters under all eaves on main building. Provide adequate downspouts and splash blocks. Apply primer and two coats of exterior paint to match existing finish.
62. Clean out and repair gutters and downspouts so they function properly.
63. Install screened hooded roof or gable vents to provide positive cross ventilation of attic space.
64. Paint all exterior metal and wood trim of \_\_\_\_\_ house and/or \_\_\_\_\_ garage after adequately preparing surface.
65. Paint entire exterior of \_\_\_\_\_ house and/or \_\_\_\_\_ garage, including trim, after repairing all damaged areas, removing all loose paint and blisters, and applying an undercoat to bare wood.
66. Repair and paint exterior \_\_\_\_\_ trim, \_\_\_\_\_ siding at the following location(s): \_\_\_\_\_
67. Remove deteriorated accessory structures as follows: \_\_\_\_\_
68. (a) \_\_\_\_\_ The FHA value is based on a lot size of \_\_\_\_\_  
(b) \_\_\_\_\_ Submit a copy of correct legal description, including lot dimensions.
69. (a) \_\_\_\_\_ Since a portion of the land offered as security is deemed to be ineligible excess land, the Deed of Trust or Mortgage shall cover only the following parcel which is eligible: \_\_\_\_\_  
(b) \_\_\_\_\_ The portion of land to be excluded consists of: \_\_\_\_\_







# Transamerica Title Insurance Co

December 31, 1971

*Received  
1-20-72*

Columbia Mortgage Co.  
International Building  
Portland, Oregon

ORDER NO. 41-28905  
PRELIMINARY REPORT FOR  
STANDARD COVERAGE POLICY \$ 13,950.00  
STANDARD LOAN POLICY \$  
ALTA 13,900.00

Attn: Carol Chapman Loan 431-112680

**Gentlemen:**

We are prepared to issue title insurance in the form and amount shown above insuring the title to the land hereinafter described:

**Lot 8, Block 7, CENTRAL ALBINA, City of Portland, Multnomah County, Oregon.**

as of **December 29, 1971** at **5:00 p.M.**, vest in

**LILLIAN HANSON, who took title as LILLIAN BACKSTROM.**

subject to the usual printed stipulations and exceptions appearing in such form policy and also the following:

1. By instrument recorded October 18, 1965 in Book 402, page 97, the subject property was incorporated into the Albina Neighborhood Improvement Project.
2. Satisfactory evidence in form of an accurate survey that there are no encroachments or easements, public or private, above or below the surface, affecting said property, not otherwise appearing of record.
3. Proof that there are no parties in possession, or claiming to be in possession, other than above vestees.
4. Satisfactory assurance that there will be no material or labor liens which are not shown by the public records at date of policy.

-CONTINUED-

Order No. 41-28905  
Page 2

Note: We find no judgments or United States Internal Revenue Liens  
against Louis C. Bennett or Carol Bennett.

Note: 1971-72 taxes, \$239.37 paid in full.  
Account #14680-0870.

TRANSAMERICA TITLE INSURANCE COMPANY

By



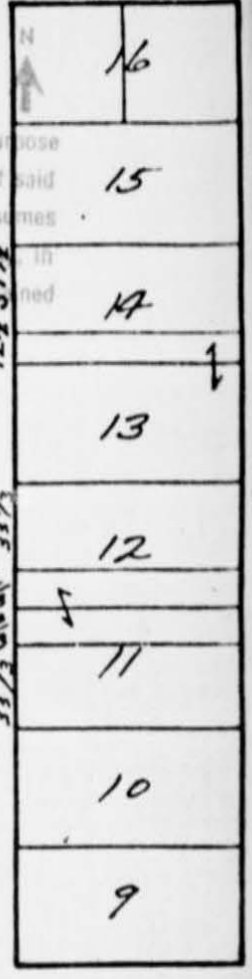
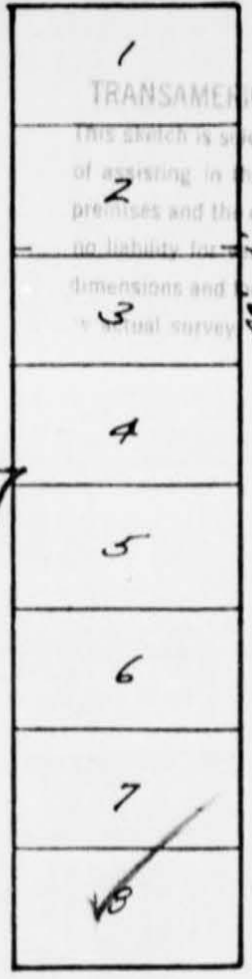
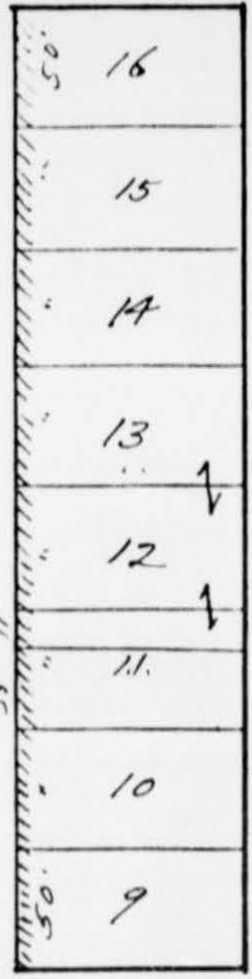
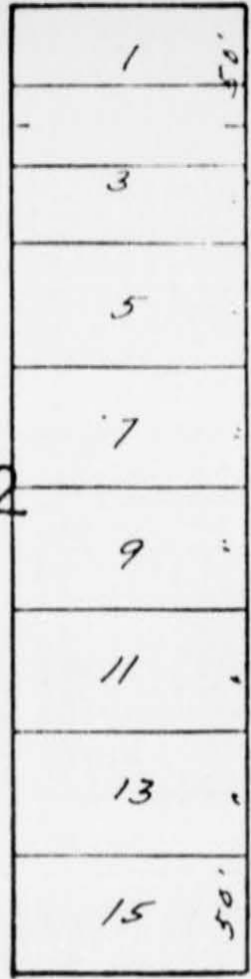
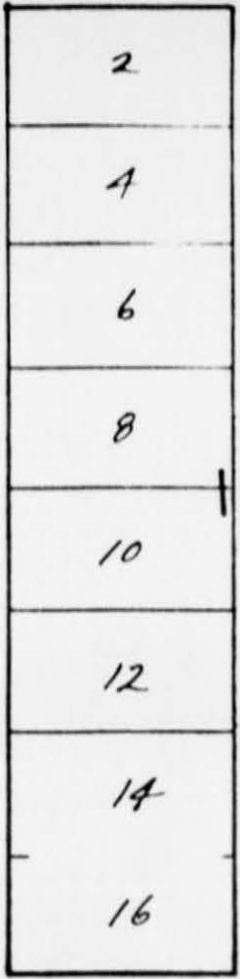
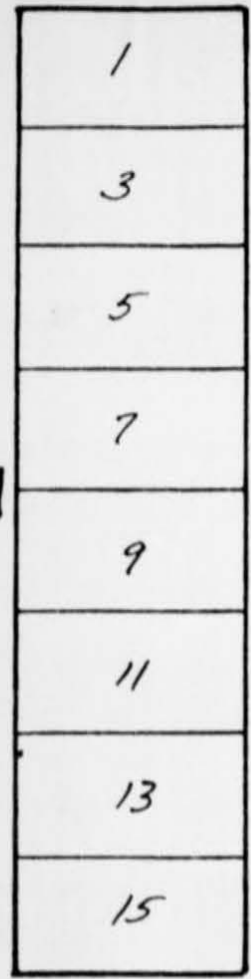
David R. Hvam

Title Examiner

DRH/abp

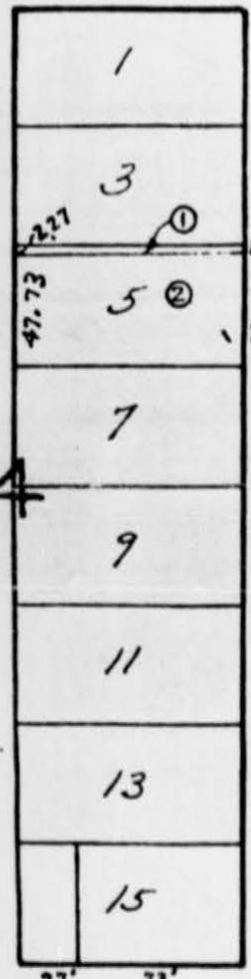
cc: Portland Development Commission  
cc: Fairfield Realty  
cc: James H. Bean, Attorney.

N. SKIDMORE ST.

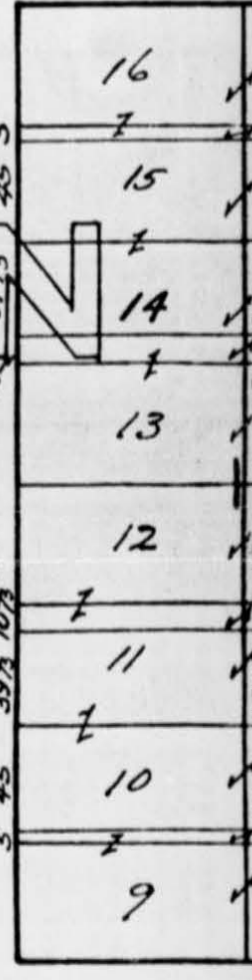
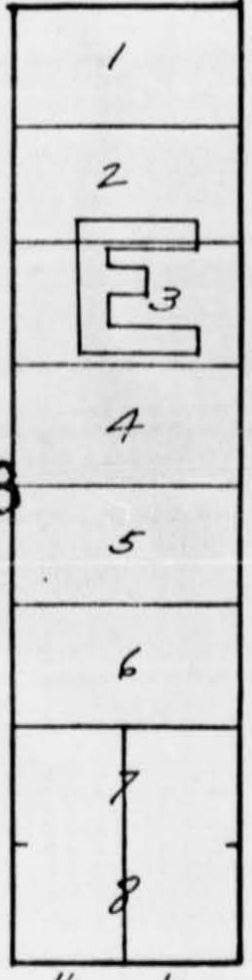
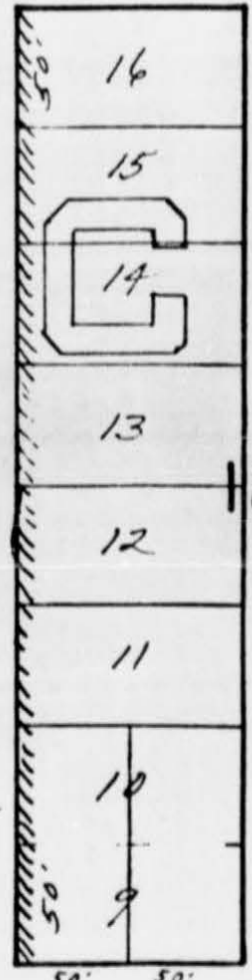
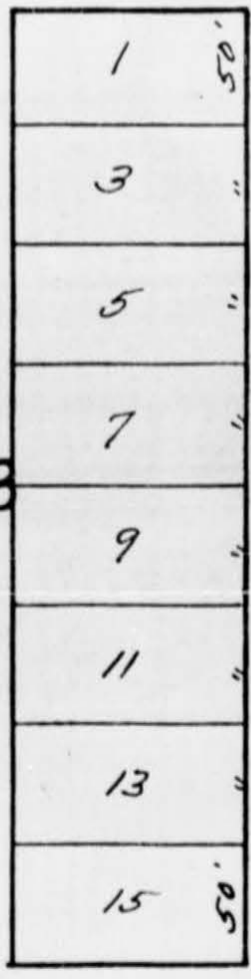
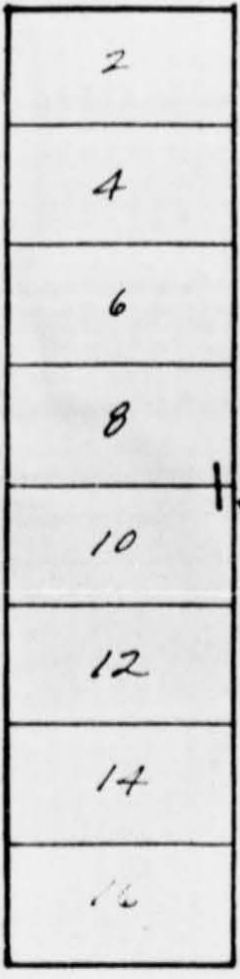


TRANSAMERICA TITLE  
 This switch is solely for the purpose of assisting in the location of said premises and the company assumes no liability for variations in dimensions and location as shown on actual survey.

N. MASON ST.

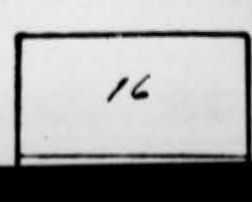
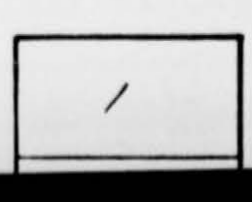
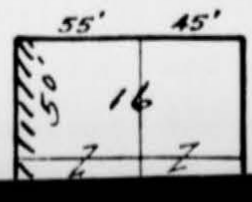
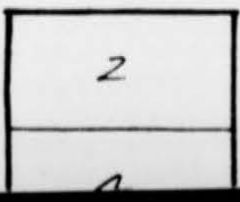
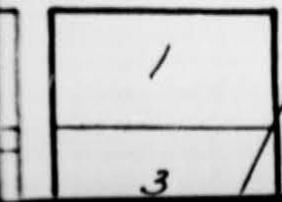


AVE.



N. ALBINA AVE.

N. BORTHWICK AVE.



Oregon Sep 21, 1971

Received of Louis Charles Bennett hereinafter called "purchaser," in the form of (check, cash, note) \$ 1000 as earnest money and part payment for the purchase of the following described real estate situated in the City of Portland County of Clatsop and State of Oregon, to-wit: 4105 N. Berthwick Street - Portland, OR 97217

together with the following described personal property: None

which we have this day sold to the said purchaser, subject to the approval of the seller for the sum of Fourteen Thousand Four Hundred Fifty Dollars (\$14,450.00) on the following terms, to wit: The sum, hereinabove received for, of One Thousand Four Hundred Dollars (\$1,400.00) on September 17, 1971 as additional earnest money, the sum of None Dollars (\$ 0.00) on Owner's acceptance Upon acceptance of title and delivery of deed or contract, the sum of None Dollars (\$ 0.00) The balance of Thirteen Thousand Four Hundred Fifty Dollars (\$13,050.00) payable as follows: The amount of thirteen thousand four hundred fifty dollars (\$13,050.00) to be paid on closing by the purchaser to the Seller. The Seller shall not be obligated hereunder if combined commissions, discounts, repairs, etc. reduce net below 11%.

The seller shall furnish to the purchaser in due course a title insurance policy in the amount of the purchase price of the real estate from a title insurance company showing good and marketable title. Prior to closing the transaction, the seller, upon request, will furnish to the purchaser a preliminary report made by title insurance company showing the condition of the title to said property. It is agreed that if the seller does not approve the above sale within the period allowed below in which to secure seller's acceptance, or if the title to the said premises is not marketable, or cannot be made so within thirty days after notification containing a written statement of defects is delivered to seller, or if the seller, having approved said sale fails to consummate the same, the earnest money herein received for shall be refunded, but the acceptance by the purchaser of the refund does not constitute a waiver of other remedies available to him.

But if the above sale is approved by the seller and the title to the said premises is marketable, and the purchaser neglects or refuses to comply with any of the conditions of this sale within ten days from the furnishing of a preliminary title report and to make payments promptly, as hereinabove set forth, the earnest money herein received for shall be forfeited to the undersigned Realtor to the extent of his agreed upon commission, and the residue, if any, shall be retained by the seller as liquidated damages and this contract thereupon shall be of no further binding effect. The property is to be conveyed free and clear of all liens and encumbrances to date except zoning ordinances, building and use restrictions, reservations in Federal patents, and no other

All light fixtures and bulbs, fluorescent lamps, Venetian blinds, window and door screens, storm windows and doors, linoleum, attached television antenna, curtain, towel and drapery rods, shrubs and trees, and irrigation, plumbing and heating equipment, except fireplace equipment that is not attached in any manner to the structure, and all fixtures except None

are to be left upon the premises as part of the property purchased.

Seller and purchaser agree to prorate the taxes for the current tax year, rents, interest, and other matters as of the date of delivery of possession, unless otherwise stated. Premiums for existing insurance may be prorated or a new policy issued at purchaser's option. Purchaser agrees to pay the seller for fuel, if any, in storage tank at date of possession. Encumbrances to be discharged by Seller may be paid at his option out of purchase money at date of closing. The purchaser shall reimburse the seller for sums held in the reserve account on any indebtedness assumed in this transaction.

SELLER AND PURCHASER AGREE THAT SUBJECT SALE } will } be closed in escrow, the cost of which shall be shared equally between seller and purchaser } will-not }

Possession of the above described premises is to be delivered to the purchaser 30 days from the delivery of deed or contract above mentioned or as soon thereafter as existing laws and regulations will permit removal of tenants, if any. Time is of the essence of this contract. Realtor's Address: 3307 SE 50th Ave Portland Realtor's Phone: 575-6725 Referred By: John H. Bennett

AGREEMENT TO PURCHASE Date Sept 21 1971

I hereby agree to purchase the above described property in its present condition at the price and on the terms and conditions set forth above, and grant said Realtor a period of 3 days hereafter to secure seller's acceptance hereof during which period my offer shall not be subject to revocation. Deed contract is to be prepared in the name of Louis Charles Bennett and wife Carol Bennett

I acknowledge receipt of a copy of the foregoing offer to buy and earnest money receipt bearing my signature and that of the Realtor. Address 2141 W Commercial - Portland PURCHASER: Louis C. Bennett Phone 822-0000 PURCHASER:

AGREEMENT TO SELL Date Sept 21 1971

I hereby approve and accept the sale of the above described property and the price and conditions as set forth in above agreement and agree to furnish title insurance policy continued to date as aforesaid showing good and marketable title, also the said deed or contract, and agree to pay the above named Realtor for services a commission of \$ 1305.00

I authorize said Realtor to order title insurance and, if sale not completed, to pay any cost thereof and to pay out of the cash proceeds of sale the expense of furnishing title insurance, recording fees and revenue stamps, if any, as well as any encumbrances on said premises payable by me at or before closing. I instruct Realtor to place in his Clients Trust Account the above described earnest money deposit until needed in the closing of the transaction. I acknowledge receipt of copy of this contract bearing my signature and that of the purchaser named above, and of Realtor.

Address 4105 N. Berthwick St - Portland SELLER: Louis C. Bennett Phone 822-0000 SELLER: Louis C. Bennett

SELLER'S ACCEPTANCE SUBJECT TO CLOSING BEING COMPLETED BY NOVEMBER 24 1971. THIS IS A LEGALLY BINDING CONTRACT. IF NOT UNDERSTOOD, SEEK COMPETENT ADVICE.



# CREDIT BUREAU REPORTS

a nationwide service



FHA Standard Factual  
Data Report No. 891

### CORRECT NAME AND ADDRESS

Name..... **BENNETT LOUIS C**  
Street Address..... **3157 N COMMERCIAL**  
City and State..... **PORTLAND OREGON** Zip Code

Case Number..... **NOT LEARNED**  
Property Address..... **NOT LEARNED**  
Date on Order Ticket..... **9/27/71**  
Date Received by Bureau..... **9/27/71**  
Date Report Mailed..... **10/5/71**

(No reference shall be made in this report to race, creed, color, or national origin)

1-A. Do name and address agree with information shown on request for report? If not, explain below.	1-A. <b>YES FILE SINCE 5/24/67</b>
B. Date of Birth -	B. <b>AGE-32 WIFE-36</b>
2-A. Marital status - number of dependents including self	2-A. <b>CAROL Dependents: 3 DEPS</b>
B. Length of time married -	B. <b>5 YEARS</b>
C. Did you learn of any separation or divorce?	C. <b>NOT LEARNED</b>
3-A. Name of present employer -	3-A. <b>UNEMPLOYED</b> Years:
B. Position held - length of present connection -	B.
C. Has employment status changed within the past two years?	C.
4-A. If spouse is presently employed, give name of employer -	4-A. <b>EMARIEL HOSPITAL</b> Years: <b>8/70</b>
B. Position held - length of present connection -	B. <b>NURSES AIDE</b>
C. Approximate income -	C. \$ <b>DECLINED</b>

REMARKS: 1. Amplify his employment history. (This report shall contain information as to the subject's previous employment status, location and salary, if there has been a change in employment status within the past two years.)

2. The reporting bureau certifies that: (a)  public records have been checked for suits, judgments, foreclosures, garnishments, bankruptcies, and other legal actions involving the subject with the results indicated below; or, (b)  equivalent information has been obtained through the use of a qualified public records reporting service with the results indicated below. (Give details). (The records of real estate transfers which do not involve foreclosure may be excluded).

3. The reporting bureau certifies that the subject's credit record in the payment of bills and other obligations has been checked: (a)  through the credit accounts extended by a combined minimum of 75% of the larger department stores and larger consumer and unsecured credit granters of the community in which the subject resides, with the results indicated below; or, (b)  through accumulated credit records of such credit granters of the community in which the subject resides, with the results indicated below.

**CHECKED 9/29/71**

Trade Line	How Long Selling	Date of Last Sale	Highest Credit	Amount Owing	Amount Past Due	Terms of Sale and Usual Manner of Payment
BANK			NO RECORD OF SAVINGS ACCOUNT			
FINE		6/70	404	274	1-400-2	
FINE		NO RECORD				
FURN		10/70	541	393	1-4	3 MONTHS PAST DUE

2/23/68 FINANCE COMPANY REPORTED \$26 TO PBL NO OTHER DETAILS

NO PREVIOUS TRADE INFORMATION

NOTHING DEROGATORY LEARNED

PREVIOUS ADDRESS: 6045 NE GRAND, 97030 FORD BAYON HOUSE LA 7107 NE 11TH PLD 97030 NE 17TH PORTLAND OREGON

PREVIOUS EMPLOYER: ZIBELL LISTED 4/70; 7/67 AMERICAN PIPE & CONSTRUCTION

R E C E I V

Report for: **PORTLAND DEVELOPMENT COMMISSION (DICK PERKINS 4/C/DNA)**

Prepared by: **CREDIT BUREAU METRO PORTLAND OREGON \$5.50**

**23/118** The information in this report is provided under contract between the Federal Housing Administration and Credit Bureau Reports, Inc. Information furnished on FHA Standard Factual Data Report No. 891, together with related antecedent reports, is furnished upon the express condition that the FHA Approved Mortgagee and/or its authorized agent or FHA Contract Broker and/or its authorized agent or the V.A. Lender and/or its authorized agent agrees to hold such information in strict confidence for its own exclusive use, never to be communicated except to the FHA, or VA (or bonafide purchasers in the secondary mortgage market), and to save Credit Bureau Reports, Inc., and the reporting credit bureaus, their officers, agents and employees harmless from any and all damages which may arise from the violation of the agreement by such FHA Approved Mortgagee or such FHA Contract Broker, or such VA Lender.

# PORTLAND DEVELOPMENT COMMISSION

SITE OFFICE  
EMANUEL HOSPITAL PROJECT  
235 N. MONROE ST.  
PORTLAND, OREGON 97227  
PHONE 255-0100

15 October, 1971

Mr. and Mrs. Louis Bennett  
3147 N. Commercial  
Portland, Oregon 97227

Dear Mr. and Mrs. Bennett

The premises you are now occupying at the above subject address are within the boundaries of the Emanuel Hospital Urban Renewal Project. The project is designed to accomplish the removal of structurally substandard buildings, to eliminate blighting influences, to modify the street system and to make land available to Emanuel Hospital, a non-profit organization, for the development of necessary facilities for a medical and hospital complex.

Ownership (possession) of this property was vested in (granted) the Portland Development Commission on September 15th, 1971. Present plans of the Portland Development Commission call for demolition of the structure which you occupy at the earliest possible date. The most recent regulations of the Department of Housing and Urban Development governing this project stipulate that lawful occupants shall not be required to surrender possession without at least 90 days written notice from the local commission. This letter therefore is to advise you that we require you to surrender possession of the above subject premises not later than January 20th, 1972. Any extension of this date must have the written approval of the commission.

Those persons or families displaced by urban renewal activity, who qualify for low-cost public housing, are entitled to a priority for any vacancy which may exist in public housing or housing leased by the Housing Authority of Portland. If you have any questions or wish more information please call on us at 235 N. Monroe Street, 255-0100. We want to cooperate with you to the fullest extent possible in finding a new location, assisting you in your move, and obtaining for you those benefits to which you are entitled under the regulations. We will appreciate your keeping us advised of your moving plans.

Yours very truly,

PORTLAND DEVELOPMENT COMMISSION

By: W. Stanley Jones

WSJ:slc

**HOUSING RESOURCES SURVEY**

**RELOCATION ASSISTANCE NEEDS OF RESIDENTS OF  
EMANUEL HOSPITAL PROJECT AREA**

(To be filled in for each dwelling unit in the Project Area)

Analyst Carmucci Date of survey 3/10/71 Tabulator \_\_\_\_\_ Date tabulated \_\_\_\_\_  
 Dwelling Unit No. 2 Structure No. 2 Census Block No. 30 Census Tract No. 22A  
 Street Address 3147 N. Commercial Apartment No. \_\_\_\_\_

**A. Status Of Relocation Assistance Needs At This Dwelling Unit:**

1. Assistance may be needed, yes X, no \_\_\_\_\_
2. Why no assistance may be needed
  - a. \_\_\_\_\_ Vacant
  - b. \_\_\_\_\_ Will be vacated on the following date \_\_\_\_\_
  - c. \_\_\_\_\_ Other reasons \_\_\_\_\_

**B. Residents Of This Dwelling Unit Who May Need Relocation Assistance:**

	<u>Name</u>	<u>Family relation</u>	<u>Age</u>	<u>Sex</u>	<u>Occupation</u>
1.	<u>Louis Bennett</u>	<u>Head of household</u>	<u>31</u>	<u>M</u>	
2.		<u>wife</u>	<u>25</u>	<u>F</u>	
3.		<u>son</u>	<u>9</u>	<u>M</u>	
4.		<u>son</u>	<u>3</u>	<u>M</u>	
5.		<u>daug.</u>	<u>5</u>	<u>F</u>	
6.					
7.					
8.					
9.					

**C. Family Income And Extent Of Travel To Locations Of Employment:**

1. Jobholders in this household, employers and location of jobs: Distance

<u>Names of jobholders</u>	<u>Names of employers</u>	<u>Street address where jobs are located</u>	<u>to work</u>
<u>Mr Bennett</u>	<u>Zidella</u>	<u>sw. front</u>	
<u>Mrs Bennett</u>	<u>Emanuel</u>	<u>project area</u>	

2. Monthly income from jobs and from all other sources received by persons in this household:

<u>Names of persons in this household who have income from any source</u>	<u>Amount of income per month</u>	
	<u>In month before this survey</u>	<u>In an average month during 1970</u>
<u>Mrs Bennett</u>	\$ _____	\$ _____
<u>Mrs Bennett</u>	\$ _____	\$ _____
<u>Total family or household income per month \$ <u>500 + estimated</u></u>		

**D. Characteristics Of Replacement Housing Needs Expected To Be Sought:**

1. Location (indicate approximate cross streets) N NE
2. Transportation, number of autos owned 1, use bus -, walk X
3. Will rent house X, apartment -, expect to pay rent, including utilities, at \$ 80.85 per mo. (Furniture is owned, yes X, no -, stove and refrigerator owned, yes -, no X)
4. Will buy house in price range \$ \_\_\_\_\_, down payment of \$ \_\_\_\_\_, monthly payment of \$ \_\_\_\_\_
5. If now buying this house, how much are payments on contract or mortgage monthly \$ \_\_\_\_\_
6. Size of unit to be sought, number of bedrooms 3, kitchen 1, dining room 1, living room 1, number of bathrooms 1, total sq. ft. in dwelling unit 1000
7. Other characteristics W O (B) I M

date on site \_\_\_\_\_

**HOUSING RESOURCES SURVEY**  
 To be Filled in For Each Dwelling Unit in All Survey Areas

Date \_\_\_\_\_

Analyst Cannucci Surveyed 2/10/71 Tabulator \_\_\_\_\_ Date \_\_\_\_\_  
 Dwelling Unit No. 2 Structure No. 2 Census Block No. 30 Census Tract No. 22A  
 Street Address 3147 N. Commercial Apartment No. \_\_\_\_\_  
 Legal Description \_\_\_\_\_

NAME OF OCCUPANT: Louis Bennett NAME & ADDRESS OF OWNER: John B & Melisa Benford NAME & ADDRESS OF PROP. MGR: \_\_\_\_\_  
 \_\_\_\_\_  
 TELEPHONE: 281-6932 TELEPHONE: 288-1850 TELEPHONE: \_\_\_\_\_  
 INTERVIEWED?  Yes ( ) No INTERVIEWED? ( ) Yes ( ) No INTERVIEWED? ( ) Yes ( ) No

**I. DESCRIPTION OF STRUCTURE**

Kind of dwelling unit	No. of units in bldg.
<input checked="" type="checkbox"/> One-family house	_____
_____ Apt. in a house	_____
_____ Apt. in apt. bldg.	_____
_____ Apt. in comm. bldg.	_____
_____ Mobile home or trailer	_____

This structure has 1 stories (do not count basement)

**II. OCCUPANCY STATUS OF DWELLING UNIT**

\_\_\_\_\_ Owner occupied  
 Renter occupied  
 \_\_\_\_\_ Vacant

**III. SIZE OF DWELLING UNIT**

972 Sq. ft. in first floor (county figure)  
972 Sq. ft. in dwelling unit (if more than 1 floor)  
~~53~~ Total no. of rooms (include kitchen, dining, living and bedrooms, exclude bathrooms)  
1 No. of bathrooms  
2 No. of bedrooms (rooms used mainly for sleeping)

**IV. ASSESSOR'S MARKET VALUATION DATA**

A. Dates or period of time  
1971 Period market value data applicable  
1967 Date of last appraisal  
1899 Date structure was originally built  
 \_\_\_\_\_ Date of any major alterations

B. Market value data for one-family dwelling

	Market value	Computed value per sq. ft.
Land	\$ <u>2020</u>	\$ _____
Improvements	<u>1350</u>	_____
Total	<u>3370</u>	_____

C. Market value data for dwelling unit in a multiple-family structure or commercial bldg.

	Market value for entire structure	Computed value per sq. ft. for this dw. unit
Land	\$ _____	\$ _____
Improvements	_____	_____
Total	_____	_____

\_\_\_\_\_ Sq. ft. of all d. u. in this structure  
 \_\_\_\_\_ Sq. ft. of commercial space and value of commercial space: Land \$ \_\_\_\_\_, improvements \$ \_\_\_\_\_, total \$ \_\_\_\_\_.

**V. RENTAL RATE FOR THIS RENTED UNIT**

Monthly average	Cash rent	Utilities	Total paid by renter
Rent	\$ <u>40.00</u>	_____	\$ _____
Electricity	_____	\$ <u>10.00</u>	_____
Gas	_____	_____	_____
Water	_____	_____	_____
Heat (oil, or other)	_____	<u>15.00</u>	_____
Total	\$ <u>40.00</u>	\$ <u>25.00</u>	\$ <u>65.00</u>

Deposits required of renter  
 Advance rent \$ \_\_\_\_\_, other \$ \_\_\_\_\_

Rental information obtained from  
 Tenant , owner \_\_\_\_\_, manager \_\_\_\_\_, or estimated from assessor's data \_\_\_\_\_.

**VI. FOR SALE INFORMATION FOR THIS HOUSE THAT IS OCCUPIED BY OWNER OR RENTER**

Listed with broker, yes \_\_\_\_\_, no \_\_\_\_\_  
 Advertised by owner, yes \_\_\_\_\_, no \_\_\_\_\_  
 Cash asking price \$ \_\_\_\_\_  
 Period house has been for sale, months \_\_\_\_\_

**VII. REMARKS**

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



1 1-71080-2740 BENFORD, JOHN B & MELISIA

MAP: 2730  
 ZONE: A25  
 RATIO: 1401  
 LVY C: 001

3545 N BORTHWICK AVE  
 PORTLAND, OREGON 97227

RIVERVIEW SUB

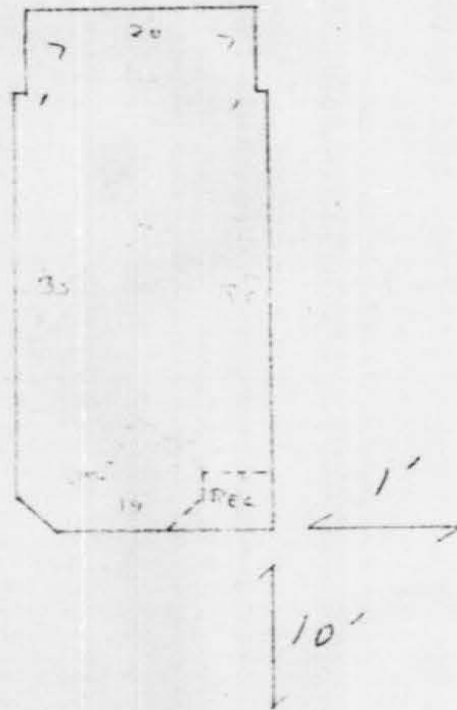
LOT BLOCK

N 27' OF

1 82 10

PROPERTY ADDRESS: 3147 N COMMERCIAL AVE  
 PORTLAND

APPEALS:



AVE. OR ST

AVE. OR ST

3147 N. Commercial Ave. OR ST  
 FRONT OF BUILDING



SUMMARY - ASSESSED VALUATION - REAL PROPERTY

ASSESS YEAR	MIN RIGHTS	TIMBER	LAND	IMPS	TOTAL	SIGN. DATE
1968			1950	1300	3250	2/3/68
1971			2020	1350	3370	N.D.

FUNCTION: *Office*

ECON: *Not best use*

COND: *A.P. Good Condition*

REMARKS: *Part of Pgs 40*

DATE: 1-20-63 SIGN: *[Signature]* DEPUTY

DATE	CHECKED	REVIEWED	BLDG. COUNT	INDEX	RE-CHECKED	NOTIFIED
FEB 22 '68		MAY 14 1968				
BY: ANDREWS		S. MILLER				

JUL 11 '67 KUBLI

AND REPAIRS \$60

IDENTIFICATION ADJUSTMENTS IND VALUE

ACCOUNT NO. 1-74080-52790  
 CLASS 3 STORY / AREA 572 7502  
 ADDRESS 3147 N. C. ... 1500

FDN. CON. B. ... 200  
 ROOMS 170  
 FLOORS 170  
 ROOF 180  
 EXTER 100  
 INTER 100  
 PLUMB G. FACILITY 100

HEAT H.W. ... 40  
 FIREPLACE ...  
 ATTIC ...  
 2ND STY ...  
 BAYS ...  
 MISC ...  
 MISC ...  
 OUTSIDE ...

RES. COST 7540  
 SUB 650  
 AREA 972  
 RES. COST 6870  
 AREA 144  
 N.U.

TOTAL DEPRECIATED REPLACEMENT COST 1309  
 19 650 APPR. VALUE  
 19 36 APPR. VALUE  
 19 21 APPR. VALUE  
 19 4 APPR. VALUE  
 19 19 APPR. VALUE

MONTHLY RENTAL \$ X GRM S IND VALUE

ROAD TYPE D.G. 1  
 TOPOGRAPHY 2' AB

DEPTH FACTOR  
 STANDARD DEPTH  
 EFFECTIVE DEPTH

COMPUTATIONS  
 VALUE 496  
 VALUE 1968

27 x 81 @ 20 FF \$540  
 @ 90 2187 1968

SUB-TOTAL  
 TOTAL APPR VALUE 1956  
 19 APPR VALUE  
 19 APPR VALUE  
 19 APPR VALUE  
 19 APPR VALUE

TOTAL AREA  
 REMARKS  
 APPRAISER J. ... 4/27/67