

	DESCRIPTION	ROLL NO	ODOMETER
AB 3-3	GLOVER, CEPHAS 2928 N. COMMERCIAL		
R 10-4	GODON, WOODROW 3127 N. COMMERCIAL		
E 3-6	GRANVILLE, VERTA 2653 N. COMMERCIAL COURT		
AB 3-8	GRONER, JAMES H. 2931 N. GANTENBEIN		
E 3-12	HALE, CORA LEE (MRS.) 535 N. RUSSELL		
A 4-2	ESTATE OF ZENOBIA HARRIS 222 N. IVY		
R 9-2	HART, JOHN & ROSENA 3141 N. GANTENBEIN		
A 2-6	HARVEY, KATHIE 217 N. MONROE		
A 2-6	HAWKINS, ERNESTINE 217 N. MONROE		
RS 4-9	HAWKINS, JAMES L. 7 N. RUSSELL		
RS 4-9	HENDERSON, SANTEE 7 N. RUSSELL		
E 4-5	HEPBURN, ELIZABETH 410-412 N. KNOTT		
R 14-4	HINES, WALTER 3036 N. KERBY		
A 3-8	HOGGANS, COTTRELL 250-52 N. COOK		
A 4-13	HORSMAN, CHERRY ALICE 3303 N. VANCOUVER		
R 15-3	HULL, LYNN 3006 N. COMMERCIAL		

NAME Shuburn, Eliz.  
PROJECT Manual  
4/5/71

CHECKLIST FOR RELOCATION FILES -- INDIVIDUALS

- Copy of Notice to Acquire/Vacate
- Copy of Real Estate Option (for owner-occupant only)
- City inspection letter (for code enforcement displacee)
- Signed RECEIPT from displacee for information statement or brochure
- INTERVIEW SHEET -- filled out
- Recorded personal interviews
- Copies of all correspondence with displacee

- Verification of Income
- Request for HAP assistance
- FHA displacee qualifying (form 3476, rent supplement)
- City inspection letter on replacement housing
- Copy of earnest money offer on replacement housing
- Other: Home Title report from Transamerica - OK

Req. 4/14/72 OK  
Rec'd 4/20/72

- Moving authorization letters
- Dwelling unit inventory sheet
- Log sheet for day of move (for professional move)
- Release of personal property
- DATE OF MOVE 2/10/72
- Keys turned into: E. Lee - 7/23/72
- Utilities shut off
- Escrow releases, grants and amounts withheld
- Verify no rent outstanding
- Other:

- HUD forms 6140.1 and 6140.2
- HUD forms 6153 and 6154
- Other: Copy of closing stmt. from Pioneer
- Other:

4/23/72 DATE FILE CLOSED

Pioneer National Title Ins. Co.  
~~Transamerica~~  
1851 N.E. 39th Madge - escrow officer  
224-0550

R E S U M E

April 10, 1975

Client occupied a five bedroom dwelling. Was reluctant to relocate and while on active caseload, was not cooperative.

However, she purchased a dwelling of her choice, mortgage fee and has been paid maximum benefits.

CASE CLOSED.

RESIDENTIAL RELOCATION RECORD

Project Name \_\_\_\_\_ Parcel No. E-45 Advisor BRB  
 Client's Name Keppum, Elizabeth Phone \_\_\_\_\_  
 Address 410-412 N. Knott Ethn Black Age 54

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

FEMALE H of H

Family Composition

Total Number in Family 3  
1 wife, husband

Other:

Relation	Age	Relation	Age
SON	20		
SON	17		

Economic Data

Employer St. Vincent Hosp. \$ 475.20  
 Address \_\_\_\_\_  
 Other Source of Income \_\_\_\_\_ \$ \_\_\_\_\_  
 \_\_\_\_\_ \$ \_\_\_\_\_  
 Total Monthly Income \$ (475.20)

- 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 9-29-71 Date of Info pamphlet delivery 9/29/71  
 Date Notice to Move given \_\_\_\_\_ Date Effective \_\_\_\_\_ Expires \_\_\_\_\_

CLAIMANT'S INITIAL DATE OF OCCUPANCY

1957

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

Date of initiation of negotiations for purchase of property 9-21-71  
 Date of Acquisition 2-3-72  
 Date of letter of intent \_\_\_\_\_  
 Date of move 10-71



DWELLING UNIT FROM WHICH RELOCATED

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

Age of Housing Unit 1902

Size of Habitable Area 1210

Furnished with claimant's furniture  
 YES  NO

Total Number of Rooms 8 Rent Paid \$ \_\_\_\_\_ Utilities \_\_\_\_\_

Number of Bedrooms 4 Monthly Housing Payments \$ \_\_\_\_\_ Taxes \_\_\_\_\_

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

Acquisition Price \$ 8500<sup>00</sup> Amenities \_\_\_\_\_

REPLACEMENT DWELLING UNIT

Address 5948 NE 22nd LPA Referred  Self Referred \_\_\_\_\_

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

Outside city  Outside state

Age of Housing Unit 1942

Size of Habitable Area 1349

No. of Rooms 5 No. of Bedrooms 2

For Claimants Who Purchased

Purchase Price of Replacement Dwelling \$ 27000<sup>00</sup>

Taxes \$ 581.24

RHP or TACO (including incidental costs) \$ 15,000

For Claimants Who Rented

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

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

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

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

No. of Housing Referrals to:

7 Standard Sales

Standard Rent

Agency Referrals: 0 *N/A*

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 HEPBURN, Elizabeth (Mrs.) RELOCATION ADVISOR Betty Burns  
 ADDRESS 410-412 N. Knott PHONE 284-8097 PROJECT NAME ORE. R-20 Emanuel  
 SEX F ETHN black VETERAN \_\_\_\_\_ AGE 54 PARCEL NO. E-4-5  
 MARITAL STATUS widow TENURE owner  
 DISABILITY \_\_\_\_\_ INDIV \_\_\_\_\_ FAMILY X  
 ELIGIBLE FOR: PUBLIC HOUSING \_\_\_\_\_ FHA 235 \_\_\_\_\_  
 RENT SUPPLEMENT \_\_\_\_\_ OTHER \_\_\_\_\_  
 INITIAL INTERVIEW 9/29/71 DATE INFO PAMPHLET DELIVERED 1/15/71  
 NOTICE TO MOVE \_\_\_\_\_ DATES EFFECTIVE \_\_\_\_\_ EXPIRATION DATE \_\_\_\_\_  
 NOTIFY IN CASE OF EMERGENCY Callie Moore 416 N.E. Morris 284-3922

DATE ON SITE:	<u>1957</u>
INITIATION OF NEGOTIATIONS:	<u>9/2/71</u>
DATE OF ACQUISITION:	<u>2/3/72</u>

ECONOMIC DATA

Employer St. Vincent Hospital \$ 2.64/hr.  
 Address \_\_\_\_\_  
 MCW \_\_\_\_\_  
 Social Security \_\_\_\_\_  
 Pension \_\_\_\_\_  
 Other \_\_\_\_\_  
 TOTAL MONTHLY INCOME \$ 475.20

FAMILY COMPOSITION

Name	Relation	Age
Donald, Jr.	son	20
Michael David	son	17

DWELLING UNIT FROM WHICH RELOCATED

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

Age of Structure 1902 No. Rooms 8  
 No. Bedrooms 4 Furn. \_\_\_\_\_ Unfurn. \_\_\_\_\_  
 Utilities \$ \_\_\_\_\_  
 Monthly Payments (Rent) \$ \_\_\_\_\_  
 Acquisition Price \$ 8500.  
 Taxes \$ \_\_\_\_\_ Equity \$ \_\_\_\_\_  
 Liens \$ \_\_\_\_\_

Size of Habitable Area 1210 sq. ft.

HOUSING REFERRALS

Address	Bedrooms
Stan Wiley - Lil Roberts (shown 6 properties-10/7/71)	
Horsfeldt Realty I	

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 5948 N. E. 22nd (Ainsworth) Phone 287-4232 Date of Move \_\_\_\_\_

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 \_\_\_ Number of Rooms \_\_\_ Number of Bedrooms \_\_\_ Habitable Area \_\_\_

Utilities \$ \_\_\_\_\_ Monthly Payments (Rent) \$ \_\_\_\_\_ Purchase Price \$ 27,000.

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

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

BENEFITS RECEIVED

Type	Ck #	Date	Amount
RHP	254 EH	1/19/72	\$ 15,000.00
TACO (Rental)			\$
TACO (Rental)			\$
TACO (Rental)			\$
TACO (Rental)			\$
TACO (Sales)			\$
Fixed Moving	254 EH	1/19/72	\$ 500.00
Actual Move			\$
Storage			\$
Incidental			\$
Interest			\$

Purchase Price \$ 27,000.

Down Payment \$ 12,307.53

RHP \$ 15,000.

Total Down + \$ 27,307.53

Total Mortgage \$ \_\_\_\_\_

TOTAL BENEFITS RECEIVED \$ 15,500.00

REALTOR: \_\_\_\_\_ ESCROW CO. \_\_\_\_\_ OFFICER \_\_\_\_\_

INTERVIEW REGISTER

Date		Relocation Worker
1/15/71	Flyer delivered by James Crolley. Husband deceased (12/70). Member of EDPA - misinformed.	
2/9/71	Survey - will buy comparable housing. Was paying off present house in February.	JC
9/29/71	I called on Mrs. Hepburn and found her to be a very nice person who seems ready to start looking for a replacement dwelling. She wants to move in the north-northeast area, with good access to the Fremont Bridge; needs 3 bedrooms, garage, 2 baths, fireplace. I computed the RHP, and she was presented with an option for \$8,500. Her home is free and clear. I will start searching for replacement housing for her immediately. Mrs. Hepburn is a member of EDPA, works with Legal Aid, and with her attorney, Harriett Hewitt.	
10/6	I requested Lil Roberts of Stan Wiley Co. to work with Mrs. Hepburn.	BRB
10/11	Mrs. Roberts of Stan Wiley Co. is actively showing Mrs. Hepburn replacement housing.	
11/29	Stan Jones has contacted Mrs. Hepburn and her attorney today to attempt making an appointment with Mrs. Hepburn. Her attorney, Mrs. Hewitt, suggested Mrs. Hepburn seek replacement housing - possible large home where she could rent rooms. (A single-family dwelling). Mrs. Hepburn did not want Stan to inspect her home at this time - Mrs. H. claims it is a duplex. Stan will take Alma Gordon on a future appointment, as Alma is acquainted with client.	BRB
11/30	Made a telephone call to Mrs. Hepburn to set up an appointment to see her and talk to her about her relocation. She stated that it was inconvenient to see me but would give us a call at a future date.	AG
12/3	Stan Jones and I called on Mrs. Hepburn today and inspected her dwelling. We determined it to be a four bedroom, single family dwelling, with 2 baths. We went into the amount of RHP and benefits, and she said she would work with Lil Roberts of Stan Wiley Co.	
12/14	Ben Webb has informed me that Mrs. H. should be considered for RHP on 5 bedroom basis.	
12/28	I telephones Mrs. Hepburn that PDC would compute RHP on a 5 bedroom basis. I went into detail as to the decision of calling a third room upstairs a bedroom and am not certain she fully understood. She enjoys working with Lil Roberts and I have informed Lil to compute on 5 bedrooms.	
1/13/72	Memo to file: As file will reflect, Mrs. Hepburn has used a great deal of many persons' time in finding a home suitable to her wishes. She seems to have a distrust of most everyone and is difficult in that she keeps changing her mind and breaking appointments.	
	Currently, she has shown interest in a house located at 5948 N. E. 22nd; however, she broke an appointment to write an earnest money offer, 1/12/72 and now states she will come into PDC today (1/13) and sign necessary papers.	BRB



INTERVIEW REGISTER

Date

Relocation  
Worker

1/13/72

Mrs. Hepburn came into the main office this afternoon with Mrs. Pachot, saleswoman for Horsfedlt Realty. Olly Norville, PDC legal counsel, was in and obtained Mrs. Hepburn's signature on the option to sell her home to PDC. He further assisted in preparation of the earnest money offer and telephones the contents of the same to Jim Barnes, Legal Aid Attorney. Mr. Barnes approved, Mrs. Hepburn signed the earnest money offer, also the claim forms for the RHP in the amount of \$15,000 and \$500 moving cost and dislocation allowance. Client is not too courteous to PDC Staff who have assisted her; however, she seems cooperative at this point. I have requested a Bureau of Buildings inspection today. Copy of earnest money offer in file.

BRB

1/18

Memo to file: Please note that dwelling is a duplex but that Mrs. Hepburn utilized all of the home as a single-family dwelling.

BRB

1/19

RHP (\$15,000), moving and dislocation allowance (\$500) mailed to Pioneer National today by Dorothy Lyon.

1/21

Bureau of Buildings inspection letter received - o.k.

BRB

2/2

Mrs. Hepburn will occupy her replacement dwelling on 2/7/72. I will notify Property Management and request D. Lyon to notify Pioneer National to release RHP.

2/4

Copy of closing statement received from Pioneer National Title Insurance Company.

BRB

2/7

Release of RHP letter mailed to Pioneer National

BRB

2/18

I have attempted repeatedly to obtain house keys from Mrs. Hepburn. Today she promised them for 2/22/72

BRB

2/22

I attempted contact with Mrs. Hepburn today but could not reach her. Left message.

BRB

2/23

Mrs. Hepburn turned in house keys to ERW, Property Manager, and signed Release of Personal Property form.

BRB

Case Closed.

BRB

3/14/  
1974

Warrant No. 906 EH in the amount of \$2.00, reimbursing client for incurred closing costs, mailed.

Letter mailed (copy in file) in response to grievance letter from client.

Case closed.

BRB



March 14, 1974

Mrs. Elizabeth G. Hepburn  
5948 N. E. 22nd Avenue  
Portland, Oregon 97211

Dear Mrs. Hepburn:

You will find enclosed our Warrant No. 906 EH in the amount of \$2.00 which will reimburse you for certain closing expenses incurred when you sold your former property located at 412 N. Knott Street to the Portland Development Commission.

The Portland Development Commission acknowledges receipt of your letter dated March 7, 1974 whereby you state a grievance. In response to your inquiry regarding eligibility of your daughter to receive a Replacement Housing Payment, a review of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) indicates that only if your daughter had moved to a separate unit could she share in receiving benefits, which would have been deducted from the total amount you received.

In your daughter's case, if she occupied your replacement dwelling along with you, she would be considered a part of your family. If she returned to Colorado to her own home, she therefore was not eligible for benefits.

You further state that a guard rail to your bed was lost in your move. Claim for any loss suffered during a move must be made within six months from the date of displacement; therefore, in view of the fact that you relocated on February 7, 1972, the deadline for filing has expired. The Commission is sympathetic of your grievance; however, HUD rules and regulations are the guidelines which must be followed.

If we can answer any further questions or be of any assistance, please feel free to contact the Portland Development Commission.

Very truly yours,

Betty R. Burns  
Relocation Advisor

BRB:ch  
Encl.

**PORTLAND DEVELOPMENT COMMISSION**

1700 S.W. FOURTH AVENUE  
 PORTLAND, OREGON 97201

N<sup>o</sup> 906 EH

DATE March 13, 19 74

PAY TO **Elizabeth Hepburn**

\$ 2.00

**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 Settlement Costs per claim filed. Move from 412 N. Knott (Parcel E-4-5).	\$2.00

**Account Distribution**

NO. \_\_\_\_\_ TITLE \_\_\_\_\_

AMOUNT \_\_\_\_\_

RELOCATION PAYMENT

PROJECT: Emanuel R. 20

PARCEL: E. 4.5

PAYABLE TO: Hepburn, Elizabeth G.

For: <input type="checkbox"/>	RHP for Homeowners . . . . .	\$	_____
<input type="checkbox"/>	Incidental Expenses for Homeowners or Tenants. . . . .	\$	_____
<input type="checkbox"/>	RHP - Tenants & Certain Others - Rental: Total approved \$_____ ; Annual amount	\$	_____
<input type="checkbox"/>	RHP - Tenants & Certain Others - Downpayment . . . . .	\$	_____
<input checked="" type="checkbox"/>	Settlement Costs (on acquisition by LPA only). . . . .	\$	<u>200</u>
<input type="checkbox"/>	Interest Expense . . . . .	\$	_____
<input type="checkbox"/>	Fixed Moving Payment . . . . .	\$	_____
<input type="checkbox"/>	Dislocation Allowance. . . . .	\$	_____
<input type="checkbox"/>	Actual Moving Costs. . . . .	\$	_____
<input type="checkbox"/>	Storage Costs. . . . .	\$	_____
<input type="checkbox"/>	Business: Moving Expenses. . . . .	\$	_____
<input type="checkbox"/>	Business: In Lieu Payment. . . . .	\$	_____
<input type="checkbox"/>	Business: Storage Costs. . . . .	\$	_____
<input type="checkbox"/>	Business: Loss of Property . . . . .	\$	_____
<input type="checkbox"/>	Business: Searching Expenses . . . . .	\$	_____

Name of Client Hepburn, Elizabeth  Family Less - \$ \_\_\_\_\_ \*

Move from 412 North Knott  Individual Total \$200

Accounting: Indicate symbol and Accounting No.  
\_\_\_\_\_ Relocation Payment; \_\_\_\_\_ Project Cost \*( \_\_\_\_\_ )

0600 E60 901

## CLAIM FOR RELOCATION PAYMENT

HUD-6147  
(4-66)

(Settlement Costs Incurred by Owner)

NAME AND ADDRESS OF LOCAL AGENCY (Include ZIP code)  <b>Portland Development Commission 1700 S.W. Fourth Ave. Portland, Oregon 97201</b>	PROJECT NAME (If applicable)  <b>Emanuel Hospital Project</b>  PROJECT NUMBER <b>ORE. R-20</b>
--	---

**INSTRUCTIONS:** Complete all applicable items and sign certification in Block 5. Consult the local agency as to documents to be submitted with this claim.

**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. IDENTIFICATION OF CLAIMANT**

Name (as shown in deed to local agency or in condemnation proceeding)  <b>HEPBURN, Elizabeth G.</b>	Address (Include ZIP code) <b>5948 N.E. 22nd Ave. Portland, Oregon 97211</b>
---	---

**2. IDENTIFICATION OF PROPERTY**

a. Address or Legal Description  <b>412 N. Knott</b>	c. Did you occupy this property either as a resident or for the purpose of carrying out business operations?  <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
b. Parcel Number(s) <b>E-4-5</b>	

**3. SETTLEMENT COSTS INCURRED BY CLAIMANT IN TRANSFERRING PROPERTY TO LOCAL AGENCY**

ITEM  (a)	COSTS INCURRED BY CLAIMANT			FOR LOCAL AGENCY USE
	CHARGED TO CLAIMANT ON SETTLEMENT STATEMENT (b)	PAID DIRECTLY BY CLAIMANT (c)	AMOUNT CLAIMED <del>XXXXXX</del> (d)	AMOUNT APPROVED (e)
<b>Recording Fee</b>	\$ 2.00	\$ 2.00	\$ 2.00	\$ 2.00
<b>TOTAL</b>	\$ 2.00	\$ 2.00	\$ 2.00	\$ 2.00

**4. LISTING OF DOCUMENTS SUBMITTED HERewith IN SUPPORT OF AMOUNTS ENTERED IN ITEM 3, COLUMN (c)**

**5. I CERTIFY** under the penalties and provisions of U.S.C. Title 18, Sec. 1001, and any other applicable law, that this claim and information submitted herewith have been examined by me and are true, correct, and complete, and that I understand that, apart from the penalties and provisions of U.S.C. Title 18, Sec. 1001, and any other applicable law, falsification of any item in this claim or submitted herewith may result in forfeiture of the entire claim. I further certify that I have not submitted any other claim for, or received, reimbursement or compensation from any other source for any item of this claim, and that any receipts submitted herewith accurately reflect costs actually incurred.

7 March 74

Date
Signature of Claimant



FOR LOCAL AGENCY USE ONLY

A. DOES CLAIMANT MEET ALL TIMING REQUIREMENTS FOR ELIGIBILITY?

Yes  No

If "No," explain:

B. DETAIL OF COSTS COVERING MORTGAGE PREPAYMENT PENALTY AND COSTS ALLOCABLE TO PERIOD SUBSEQUENT TO TRANSFER OF TITLE (Show basis for, and amount of, reimbursement due claimant for (1) any mortgage prepayment penalty, or (2) any taxes or public service charges paid by, or charged to, claimant for any period subsequent to vesting title or possession in the local agency, if the amount claimed was paid directly by claimant or if the computation is not shown on the settlement statement.)

C. EXPLANATION OF ANY DIFFERENCE BETWEEN AMOUNT OF REIMBURSEMENT CLAIMED AND AMOUNT APPROVED FOR PAYMENT

D. CERTIFICATION

I CERTIFY that I have examined this 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, this

claim is hereby approved and payment is authorized in the total amount of \$ 2.00.

3-13-74  
Date

Patrick J. Salovey  
766W Authorized signature OWB

E. RECORD OF PAYMENT

Claim paid: \$ 2.00 by check No. 7066H dated 3-13-74.



8-4-5

# Pioneer National Title Insurance Company

Oregon Division • 421 S.W. Stark Street • Telephone 224-0550 • Portland, Oregon 97204

Branch Telephone: \_\_\_\_\_

Esc. No. 390252

## ESCROW STATEMENT

February 4, 1972

*7 New address:  
5948 7th 20th*

*8-4-5*

Elizabeth G. Hepburn

PROPERTY ADDRESS 412 North Knott Street

DESCRIPTION Lot 1, Block 4, EVAN'S ADDITION TO ALBINA

	Debit	Credit
	\$	\$
Dislocation allowance from P.D.C.		200 00
Furniture allowance from P. D. C.		300 00
Demand-Deposit for deed		8,500 00
Demand for relocation funds		15,000 00
Title Insurance Policy No.		
Escrow Fee		
Taxes <u>no pro rate due to soldiers exemption</u>		
City Liens		
Reconveyance		
RECORDING		
Deed to		
Deed to		
Mortgage to		
Trust Deed to		
Release of Mortgage to		
Reconveyance <u>Henry Dehen to Hepburn</u>	2 00	
Contract between and		
% Interest Adjustment on \$ from to		
Insurance pro rata on \$ from to		
Paid for real estate commission		
Paid <u>Water Bureau</u> for <u>water &amp; sewer charge</u>	10 87	
Paid for <u>(acct. #3010-325)</u>		
<u>Hold back to be released by Portland Development Commission</u>	200 00	
<u>Hold until relocation authorized by Portland Development Commission</u>	15,000 00	
Balance - <del>Contract</del> <u>trans. to # 390327</u>	6,787 13	
Balance - Debit		
TOTAL	24,000 00	24,000 00

This covers money settlement only.  
Any papers to which you are entitled  
will follow later.

Pioneer National Title Insurance Company

By Madge Fritzer  
(Mrs.) Madge Fritzer, Escrow Officer

RECEIVED

MAR 8 1974

7 March 1974

Portland Development Commission  
At the time you gave me to see my home, I had less my husband, due to his death my daughter moved from the inner city back to Portland and was living with me her name was Mrs Wandy Gordon. I had to pay for her moving and repair also. I think you owe me for her moving also you should atleast compensate for some of my loss. I lost the side rail or guard rail to my only <sup>2nd</sup> bed room suit. A so many other things somehow you should make something right.  
Respectfully yours,

Mrs Elizabeth Hefner

March 6, 1974

Mrs. Elizabeth G. Hepburn  
5948 N. E. 22nd Avenue  
Portland, Oregon 97211

Dear Mrs. Hepburn:

Re: Parcel No. E-4-5 412 N. Knott  
Emanuel Hospital Urban Renewal Project

On September 6, 1972 we sent you a letter, informing you that you were entitled to be reimbursed the amount of \$2.00 for certain expenses incurred by you when you sold the above-named property to the Portland Development Commission. Enclosed with the letter was a claim form which we requested that you sign and return to us, as our authority to make the reimbursement.

To date we have not received the signed claim form, and we must inform you that without it we cannot reimburse you for the expenses referred to above. If we do not hear from you within fourteen days from the date of this letter, we will have no choice but to close your file.

We have enclosed a duplicate of the original claim form in the event the original has gone astray. Also enclosed is a stamped, addressed envelope for your convenience in returning the claim form to our office.

Very truly yours,

Patrick LaCrosse  
Acting Executive Director

PLC:ch  
Encl.

DATED this 23<sup>rd</sup> day of February 1972.

The undersigned does hereby consent and agree that all personal property left by me in the premises at 410 -  
412 N Knott, 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.

Elizabeth Hephner  
(first name)

by: \_\_\_\_\_



February 7, 1972

Pioneer National Title Insurance Co.  
421 S. W. Stark Street  
Portland, Oregon 97204

ATTENTION: Jean Egberg  
Escrow Officer

Re: Escrow No. 390252  
Parcel No. E-4-5  
HEPBURN, Elizabeth G.

Gentlemen:

You have in the above identified escrow account a \$15,000 Replacement Housing Payment in accordance with our instructions of January 19, 1972.

This is to certify that Mrs. Hepburn has acquired and moved into a standard structure located at 5948 N.E. 22nd Avenue. You are hereby authorized to release the replacement housing payment and disburse it in such manner as directed by Mrs. Hepburn.

Yours very truly,

John B. Kenward  
Executive Director

JBK:dl





# Pioneer National Title Insurance Company

421 S. W. STARK STREET • PORTLAND, OREGON 97204 • TELEPHONE 224-0550

February 4, 1972

OREGON DIVISION

Portland Development Commission  
1700 S. W. 4th Ave.  
Portland, Oregon

ESCROW NO. 390327  
RE: Ponder to Hepburn  
5948 N. E. 22nd

Attention: Betty Burns

Gentlemen:

In connection with the above numbered Escrow, we enclose the following:

- (  ) Statement of Receipts and Disbursements for Mrs. Hepburn.
- (  ) Our check #    in the sum of \$

- |   |         |                  |      |
|---|---------|------------------|------|
| ( <input type="checkbox"/> ) Deed recorded                          |         | Book             | Page |
| records of  | County, |                  |      |
| ( <input type="checkbox"/> ) Mortgage recorded                      |         | Book             | Page |
| records of  | County, |                  |      |
| ( <input type="checkbox"/> ) Note dated                             |         | in the sum of \$ |      |
| ( <input type="checkbox"/> ) Title Insurance Policy No.             |         | in the sum of \$ |      |
| ( <input type="checkbox"/> ) Fire Insurance Policy in the amount \$ |         |                  |      |

Any other documents to which you are entitled will be forwarded as soon as they are available.

Yours very truly,  
Pioneer National Title Insurance Company

By: Madge Fritzler  
(Mrs.) Madge Fritzler, Escrow Officer

# Pioneer National Title Insurance Company

Oregon Division • 421 S.W. Stark Street • Telephone 224-0550 • Portland, Oregon 97204

Branch Telephone: \_\_\_\_\_

Esc. No. 390327

ESCROW STATEMENT

February 4, 1972

**Elizabeth Hepburn**

PROPERTY ADDRESS 5940 N. E. 22nd Avenue

DESCRIPTION Lot 1 & 2, Block 8, IRVINGTON PARK

DESCRIPTION	Debit		Credit	
	\$		\$	
<b>Transfer from Escrow #390252</b>			8,787	13
<b>To be transferred from escrow #390252 when authorized by P.D.C.</b>			15,000	00
<del>Deposit</del> <b>Deposit by Hepburn</b>			3,520	40
Title Insurance Policy No.				
Escrow Fee <u>1/2</u>		38	50	
Taxes <u>1971-72 pro rata share 2-4-72 to 7-1-72</u>		237	33	
<b>Multnomah County Transfer Tax</b>		29	70	
City Liens				
Reconveyance				
RECORDING				
Deed <b>Ponder</b> to <b>Hepburn</b>		2	00	
Deed to				
Mortgage to				
Trust Deed to				
Release of Mortgage to				
Reconveyance				
Contract between and				
% Interest Adjustment on \$ from to				
Insurance pro rata on \$ from to				
Paid for real estate commission				
Paid <b>Everett A. Ponder</b> for <b>deed</b>		27,000	00	
Paid for				
Balance - Our Check Herewith				
Balance - Debit				
<b>TOTAL</b>		27,307	53	27,307 53

This covers money settlement only.  
Any papers to which you are entitled  
will follow later.

Pioneer National Title Insurance Company

By *Madge Fritzier*  
(Mrs.) Madge Fritzier, Escrow Officer

# Pioneer National Title Insurance Company

Oregon Division • 421 S.W. Stark Street • Telephone 224-0550 • Portland, Oregon 97204

Esc. No. 390252

Branch Telephone: \_\_\_\_\_  
**ESCROW STATEMENT** January 4, 1972

Elizabeth G. Hepburn  
 PROPERTY ADDRESS 412 North Knott Street

DESCRIPTION	Debit	Credit
	\$	\$
Lot 1, block 4, EVAL'S ADDITION TO ALBINA		
Dislocation allowance from P.D.C.		200 00
Furniture allowance from P. D. C.		300 00
Demand-Deposit for deed		3,500 00
Demand for relocation funds		15,000 00
Title Insurance Policy No.		
Escrow Fee		
Taxes <u>no pro rate due to soldiers exemption</u>		
City Liens		
Reconveyance		
RECORDING		
Deed to		
Deed to		
Mortgage to		
Trust Deed to		
Release of Mortgage to		
Reconveyance <u>Henry Dehen to Hepburn</u>	2 00	
Contract between and		
% Interest Adjustment on \$ from to		
Insurance pro rata on \$ from to		
Paid for real estate commission		
Paid <u>Water Bureau</u> for <u>water &amp; sewer charge</u>	10 87	
Paid for <u>(acct. #3010-325)</u>		
<u>Hold back to be released by Portland Development Commission</u>	200 00	
<u>Hold until relocation authorized by Portland Development Commission</u>	15,000 00	
Balance - <del>On Check</del> <u>trans. to # 390327</u>	8,787 13	
Balance - Debit		
<b>TOTAL</b>	<b>24,000 00</b>	<b>24,000 00</b>

This covers money settlement only.  
 Any papers to which you are entitled  
 will follow later.

Pioneer National Title Insurance Company

By Madge Fritzler  
 (Mrs.) Madge Fritzler, Escrow Officer

NOTICE OF ACQUISITION OF PROPERTY

TO: Site Manager

Date February 4, 1972

FROM: Real Estate Supervisor

EMANUEL HOSPITAL PROJECT

Parcel No. E-4-5 Date Acquired By Deed: February 3, 1972

Type(s) of Unit 2-story duplex ( ) Vacant (x) Occupied

Property Address 410 and 412 N. Knott Street

Seller's Name and Address HEPBURN, Elizabeth G.  
412 N. Knott Street 97227

Seller's Agent and Address \_\_\_\_\_

Amount still held in escrow \$ 200.00 ( ) Seller's Rental Statement attached

Please sign and return duplicate copy when subject property has been inspected and accepted.

cc: Executive Director  
Project Engineer

Signed   
Real Estate Supervisor


PDC-RE-8  
4/15/68

TO: Real Estate Supervisor

Date 2/4/72

FROM: Site Manager

The subject property has been inspected and accepted by the Relocation and Property Management Section. Additional charges, if any, to be collected from final funds due Seller are as follows: (Keys, additional prepaid rents, damages, etc.)

Signed   
Site Manager

PDC-RE-8  
7/1/70



MEMORANDUM.

Date 2/8/72

TO: Ben Webb  
FROM: Emanuel Site Office  
SUBJECT: Release of RHP from Escrow

Escrow Company Home Nat. Title

Escrow No. \_\_\_\_\_

Parcel No. E-4-5

Name Elizabeth Stephens

Moving Date 2/11/72

The above client has relocated and does occupy the property which they purchased at 5948 N.E. 32nd. The City Bureau of Buildings reports that the structure complies with City Housing Regulations.

Please authorize the release of the Replacement Housing Payment in the amount of \$ 15,000<sup>00</sup>.

Betty L. Burns  
Relocation Worker



February 2, 1972

E. R. Wiley

Betty Burns

410-412 N. Knott

410 - 412 N. Knott (Elizabeth Hepburn) will be vacated 2/7/72. I will  
turn in keys to you 2/8/72.

BRB:ch

CONNIE McCREADY  
COMMISSIONER  
DEPARTMENT OF PUBLIC UTILITIES



CITY OF PORTLAND  
OREGON

97204

January 20, 1972

BUREAU OF BUILDINGS  
CITY HALL

C. N. CHRISTIANSEN, Director

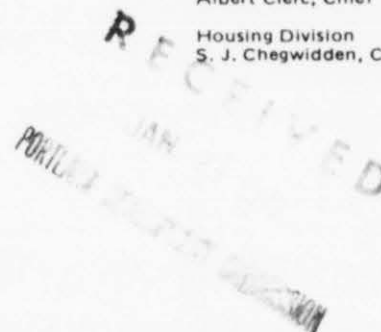
Building Division  
C. C. Crank, Chief

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  
1700 S. W. 4 Avenue  
Portland, Oregon 97201

Attn: Betty Burns

Re: 5948 N. E. 22 Avenue

Dear Sirs:

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

Our inspector reports the structure complies with City Housing Regulations at this time.

Yours truly,

C. N. CHRISTIANSEN  
BUILDING INSPECTIONS DIRECTOR

S. J. Chegwidan  
Chief Housing Inspector

JHM:vo

cc: Mr. Everett A. Ponder  
5948 N. E. 22 Avenue  
Horsfeldt Corp. - Attn: Bessie Pachot  
3234 N. E. Wasco Street

**PORTLAND DEVELOPMENT COMMISSION**

1700 S.W. FOURTH AVENUE  
PORTLAND, OREGON 97201

N<sup>o</sup> 254 EH

DATE January 19, 1972

PAY TO **Pioneer National Title Insurance Company**

\$ 15,500.00

**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
		Deposit in escrow for Elizabeth Hepburn, Replacement Housing Payment for Homeowners per claims filed.. From 410-412 N. Knott St. (Parcel E-4-5).	
		Lump sum RHP	\$15,000.00
		Dislocation allowance	200.00
		Fixed payment - own furniture	<u>300.00</u>
			<u>\$15,500.00</u>

**Account Distribution**

NO.	TITLE	AMOUNT
E 1501	Relocation Payments (EH)	\$15,500.00
	(RHP \$15,000.00)	
	(Fixed Payment - Family - \$500.00)	

*AC*

*JMG*

WORKSHEET FOR RHP CLAIM FOR HOMEOWNERS

NAME AND ADDRESS OF DISPLACING AGENCY

PROJECT NAME Manual

PROJECT NO. 20

Full name Elizabeth Johnson

Family  Individual

Date of Displacement 2/1/72

Parcel No. E-4-5

A. I Address of unit from which you moved 410-412 N. Knott  
 Date you first occupied as owner-occupant 1957  
 Number of bedrooms 5 Date of initiation of negotiations 9/29/71  
 Payment made by local agency for this dwelling \$ 8500.00

A. II Address of unit to which you moved 5948 N.E. 22nd Ave.  
 Number of bedrooms 2 Purchase price of replacement dwelling \$ 27,000.00  
 Date you signed purchase agreement 1/13/72  
 Date of settlement 2/4/72  
 Date you expect to occupy 2/1/72  
 Compute RHP on  schedule  comparative

B. Interest Payment.

1. Outstanding mortgage on original dwelling \$ \_\_\_\_\_
2. Number of monthly payments remaining on mortgage: \_\_\_\_\_
3. Annual interest on mortgage of original dwelling \_\_\_\_\_ %
4. Annual interest rate of mortgage on new dwelling \_\_\_\_\_ %
5. Prevailing interest rate on passbook savings \_\_\_\_\_ %

C. Incidental expenses.

Item	Charged to Claimant	Paid by Claimant	Claimed	Approved
_____	\$ _____	\$ _____	\$ _____	\$ _____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

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

Determination

1. Did client own dwelling at time of acquisition  Yes  No  
 Initial date of ownership 1957 Date of acquisition 2/3/72
2. Did client own and occupy 180 days prior to negotiations?  Yes  No
3. Did client purchase and occupy replacement housing within one year from date of displacement  Yes  No  
 Date of displacement 2/1/72  
 Date of purchase of replacement housing 2/4/72  
 Date of occupancy of replacement housing 2/7/72
4. Did claimant have a bona fide mortgage on his dwelling 180 days prior to negotiations?  Yes  No  
 Issuance date of mortgage \_\_\_\_\_  
 Date of discharge of mortgage \_\_\_\_\_  
 Date of initiation of negotiations \_\_\_\_\_
5. Is replacement dwelling standard  Yes  No



CLAIM FOR REPLACEMENT HOUSING PAYMENT FOR  
HOMEOWNERS

NAME, ADDRESS, AND ZIP CODE OF DISPLACING AGENCY	PROJECT NAME (if applicable)
Portland Development Commission	Emanuel Hospital Project
1700 S.W. Fourth Avenue	PROJECT NUMBER: ORE. R-20
Portland, Oregon 97201	

INSTRUCTIONS: Complete all applicable items and sign certification in Block 4. 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.

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 OWNER-OCCUPANT CLAIMANT (as shown in deed to displacing agency or in condemnation proceeding) 2. DATE OF DISPLACEMENT:

Family  Individual

Parcel No. E-4-5

3. INFORMATION IN SUPPORT OF CLAIM

A. Differential Payment

Part I. Data on dwelling unit from which you moved

1. Address of dwelling unit from which you moved 410-412 N. Knott St., Portland, Oregon
2. Date you first occupied this dwelling as the owner 1957  
Month-Day-Year
3. Number of bedrooms in the dwelling 5
4. Date of initiation of negotiations for local agency acquisition of dwelling 9/29/71
5. Payment made by local agency for the dwelling \$ 8,500.00

Part II. Data on dwelling unit to which you moved

6. Address of dwelling unit to which you moved (include ZIP Code)  
5948 N.E. 22nd Ave., Portland 97211
7. Number of bedrooms in replacement dwelling 2
8. Purchase price of the replacement dwelling \$ 27,000.00

9. Complete either a. or b.:

a. If you have purchased and occupy the replacement dwelling:

Date you signed purchase agreement 1-13-72      Date of Settlement 2/4/72  
Month-Day-Year      Month-Day-Year

b. If you have purchased but do not yet occupy the replacement dwelling:

Date you signed purchase contract 1-13-72      Date of settlement \_\_\_\_\_  
Month-Day-Year      Month-Day-Year

Date you expect to occupy 2-1-72  
Month-Day-Year

10. Check method you choose to determine the replacement housing cost that will be used as a basis for computing the amount of the differential payment

  X   Schedule      \_\_\_\_\_ Comparative

B. Interest Payment

1. Outstanding balance of mortgage (if any) on dwelling from which you moved      \$ \_\_\_\_\_
2. Number of monthly payments remaining on the mortgage      \_\_\_\_\_
3. Annual interest rate of mortgage on the dwelling from which you moved      \_\_\_\_\_%
4. Annual interest rate of mortgage on the replacement dwelling      \_\_\_\_\_%
5. Prevailing annual interest rate paid on standard passbook savings accounts by savings banks in the community where the replacement dwelling is located      \_\_\_\_\_%

C. Incidental Expenses (List incidental expenses incurred by you in connection with the purchase of replacement dwelling. If more space is necessary, use additional sheets.)

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)
	\$	\$	\$	\$
<b>TOTAL</b>	\$	\$	\$	\$

Listing of documents submitted herewith in support of amounts entered in Column (d) above: (Documentation for the above claim must be submitted.)

I submit this information in support of a claim for a Replacement Housing Payment under Section 203 of P.L. 91-646, as amended, and I certify under the penalties and provisions of U.S.C. Title 18, Sec. 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, Sec. 1001, and any other applicable law, falsification of any item submitted herewith may result in forfeiture of the entire claim.

1/13/72  
Date

Elizabeth H. Hume  
Signature of Owner-Occupant(s)

(For Local Agency Use Only)  
DETERMINATION OF ELIGIBILITY FOR REPLACEMENT  
HOUSING PAYMENT FOR HOMEOWNERS

NAME AND ADDRESS OF CLAIMANT:

Elizabeth Hepburn  
5948 N.E. 22nd Ave.  
Portland, Oregon 97211

NAME OF LOCAL AGENCY:

Portland Development Commission

INSTRUCTIONS: Complete this form to determine eligibility of claimant for Replacement Housing Payment for Homeowners. Attach the completed form to the pertinent claim form filed by claimant. Note that the determination of the amount of payment to cover costs incidental to purchase of a replacement dwelling is made on the applicable claim form. Attach an explanation of any entries which differ from claimant's entries on claim form.

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

Initial Date of Ownership: 1957 Date of Acquisition: \_\_\_\_\_  
Month-Day-Year Month-Day-Year

2. Did the claimant own and occupy the dwelling at least 180 days prior to the initiation of negotiations?  Yes  No

Initial Date of Ownership: 1957 Date of Initiation of  
Negotiations: 9/29/71

3. Did the claimant purchase and occupy the replacement housing within one year from the date of displacement?  Yes  No

Date of Displacement: 2/7/72 Date of Purchase of Replacement  
Housing: 2/7/72

Date of Occupancy of Replacement Housing: 2/7/72  
(If the claimant was unable to occupy the replacement housing within the required one-year period, use reverse side of this form to provide explanation.)

4. Did the claimant have a bona fide mortgage on his dwelling for at least 180 days prior to initiation of negotiations?  Yes  No

Issuance Date of Mortgage: \_\_\_\_\_ Date of Discharge of  
Mortgage: \_\_\_\_\_

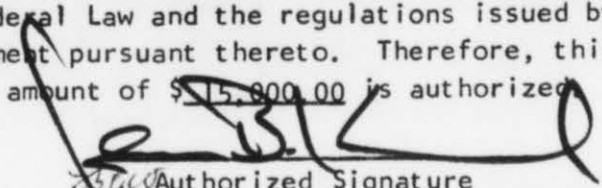
Date of Initiation of Negotiations: \_\_\_\_\_

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

6. CERTIFICATION OF LOCAL AGENCY

This is to certify that the property purchased by the claimant has been inspected and the property was occupied by the claimant within one year following his displacement. 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 \$15,000.00 is authorized.

2/18/72  
Date

  
Authorized Signature

7. RECORD OF PAYMENT

Date of Payment: 1/19/72 Check No. 254 BA Amount: \$15,000.00



(For Local Agency Use Only)  
WORKSHEET FOR COMPUTATION OF REPLACEMENT  
HOUSING PAYMENT FOR HOMEOWNERS

NAME AND ADDRESS OF CLAIMANT

COMPUTATION PREPARED BY:

*Elizabeth Stephens*

*B. P. Burns*  
Name

*1/13/72*  
Date

INSTRUCTIONS: Attach this form to the pertinent claim form filed by claimant. Attach an explanation of any difference between amounts claimed and amounts approved. Complete Blocks B and C; then complete Block A.

A. COMPUTATION OF TOTAL REPLACEMENT HOUSING PAYMENT FOR HOMEOWNERS

- 1. Amount of differential payment (Block B, Line 6) \$15,000<sup>00</sup>
- 2. Plus interest payment (Block C, Step 4, Last line) + \$ \_\_\_\_\_
- 3. Plus costs incidental to purchase (Total amount approved by agency, from claim form, Block 3C, Column (e)) + \$ \_\_\_\_\_
- 4. Total (Sum of Lines 1, 2, and 3) \$ \_\_\_\_\_
- 5. Minus adjustments (Attach explanation; e.g., amount previously received as Replacement Housing Payment for Tenants and Certain Others) - \$ \_\_\_\_\_
- 6. Total Replacement Housing Payment for Homeowner (Line 4 minus Line 5) \$15,000<sup>00</sup>

(Enter this amount in the space provided in Block 6 on the Guideform Determination of Eligibility for Replacement Housing Payment for Homeowners)

B. COMPUTATION OF DIFFERENTIAL PAYMENT

Required Information

- 1. Actual purchase price of replacement dwelling \$27,000<sup>00</sup>
- 2. Cost of comparable replacement dwelling (Cost based on:  Schedule  Comparative  Other) \$25,205<sup>00</sup>
- 3. Acquisition payment made by agency for claimant's former dwelling \$ 8,500<sup>00</sup>

Computation

- 4. Line 1 or Line 2, whichever is less 25,205<sup>00</sup>  
\$16,705<sup>00</sup>
- 5. Minus Line 3 - \$ 8,500<sup>00</sup>
- 6. Amount of differential payment 16,705 \$15,000<sup>00</sup> LIMIT

CLAIM FOR RELOCATION PAYMENT FOR FIXED  
PAYMENT (FAMILIES AND INDIVIDUALS)

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

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

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 statment or  
entry, shall be fined not more than \$10,000 or imprisoned not more than five years,  
or both."

1. FULL NAME OF CLAIMANT HEPBURN, Elizabeth  Family  Individual

2. DATE(S) OF MOVE 2/7/72

3. DWELLING UNIT FROM WHICH YOU MOVED PARCEL NO. E-4-5

a. Address 412 N. Knott St., Portland d. Number of rooms occupied (ex-  
cluding bathrooms, hallways,  
and closets: 8

b. Apartment, Floor, or Room Number \_\_\_\_\_

c. Was it furnished with your own furniture? e. Date you moved into this  
X Yes  No address: 1957

4. DWELLING UNIT TO WHICH YOU MOVED

a. Address (include ZIP Code) 5948 N.E. 22nd Ave., Portland 97211 c. Were household goods moved to  
or from storage?  
 Yes  No  
If "Yes", complete table,  
"Statement of Claim for Storage  
Costs"

b. Apartment, Floor, or Room Number \_\_\_\_\_

5. TOTAL CLAIM (if 5 b. marked above)

Dislocation Allowance	<u>\$200.00</u>	
Fixed Moving Payment	<u>300.00</u>	
(Consult local agency)		Total \$ <u>500.00</u>

6. I CERTIFY under the penalties and provisions of U.S.C. Title 18, Sec. 1001, and any other applicable law, that this claim and information submitted herewith have been examined by me and are true, correct and complete, and that I understand that, apart from the penalties and provisions of U.S.C. Title 18, Sec. 1001, and any other applicable law, falsification of any item in this claim or submitted herewith may result in forfeiture of the entire claim. I further certify that I have not submitted any other claim for, or received, reimbursement or compensation from any other source for any item of loss or expense paid pursuant to this claim, and that any bills or receipts submitted herewith accurately reflect moving services actually performed and/or storage costs actually incurred.

January 13, 1972

Date

Elizabeth Hepburn  
Signature of Claimant

(For Local Agency Use Only)

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

NAME AND ADDRESS OF CLAIMANT:

Elizabeth Hepburn  
5948 N.E. 22nd Avenue  
Portland, Oregon 97211

NAME OF LOCAL AGENCY:

Portland Development Commission

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

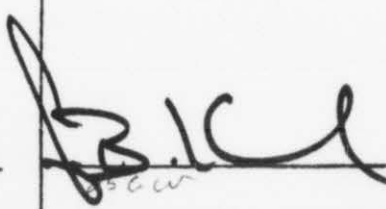
If "Yes," explain basis for approved amount:

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>300.00</u>			<u>1-18-72</u>
2. Dislocation allowance     \$ <u>200.00</u>			
3. Total             \$ <u>500.00</u>	\$ 500.00		
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
<u>1/19/72</u>	<u>254 EH</u>	<u>\$ 15,500.00</u>			\$



WORKSHEET FOR ALL MOVING CLAIMS

1. Name Colin Patrick Hepburn Project Emanuel  
 2. Date(s) of move 2/7/72 Parcel No. E-4-5  
 3. Dwelling unit from which you moved:  
 Address 412 N. Knott No. of rooms 8  
 Furnished  Unfurnished Date you moved into this unit 1957  
 4. Dwelling unit to which you moved:  
 Address 5948 N.E. 22nd  
 Were goods moved to or from storage?  Yes  No  
 5. Total claim \$ 500.00

-----  
 FIXED PAYMENT: \$200 + \$300.00 = \$500.00  
 -----

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)

January 19, 1972

Mrs. Elizabeth G. Hepburn  
412 N. Knott Street  
Portland, Oregon 97227

Re: Parcel No. E-4-5  
Emanuel Hospital Project

Dear Mrs. Hepburn:

The Portland Development Commission accepts your offer to sell the above described property as set forth in the Real Estate Option dated January 13, 1972.

We are today depositing into an escrow with Pioneer National Title Insurance Company the amount stated in the Option with instructions to close. It will be necessary for you to sign additional papers from time to time as requested by said title insurance company or this office. Your prompt compliance with such requests will assist you in receiving payment at an early date.

If you are an owner-occupant, a representative of this office will call on you at an early date to make arrangements for you to continue occupying the property on a rental basis beyond the date title passes to the Portland Development Commission.

Yours very truly,

John B. Kenward  
Executive Director

JBK:d1

PDC-RE-2  
5/1/71

CITY OF PORTLAND, OREGON  
PORTLAND DEVELOPMENT COMMISSION  
**REAL ESTATE OPTION**

GRANTOR ELIZABETH G. HEPBURN MAIL ADDRESS 412 N. Knott Street  
GRANTOR \_\_\_\_\_ MAIL ADDRESS Portland, Oregon 97227  
\_\_\_\_\_ MAIL ADDRESS \_\_\_\_\_  
AGENT OF GRANTOR \_\_\_\_\_ MAIL ADDRESS \_\_\_\_\_

IN CONSIDERATION of the payment of one dollar (\$1.00) by the PORTLAND DEVELOPMENT COMMISSION, the duly designated Urban Renewal Agency of the City of Portland, hereinafter referred to as "Commission", to the undersigned, the receipt of which is hereby acknowledged by the undersigned, and in consideration of the plans and purpose of the Commission to use, develop, operate and sell the real property hereinafter described for private or public purposes, and in consideration of the hereby acknowledged benefit that will inure thereby to the undersigned or to the public, whether tangible or not, we the undersigned, jointly and severally, for ourselves and our heirs, executors, administrators, successors and assigns, hereby give and grant to the Commission, upon the terms and conditions hereinafter stated, the option to buy the following described real property in the City of Portland, County of Multnomah and State of Oregon, to-wit:

Lot 1, Block 4, EVANS ADDITION TO ALBINA,  
in the City of Portland, County of Multnomah  
and State of Oregon (PDC Parcel No. E-4-5),

for the sum of EIGHT THOUSAND FIVE HUNDRED and NO/100 - - Dollars (\$ 8,500.00)

to be paid as follows: EIGHT THOUSAND FIVE HUNDRED and NO/100 Dollars (\$ 8,500.00)

upon conveyance of marketable title and delivery of a title insurance policy to the Commission as hereinafter provided; and \_\_\_\_\_ Dollars (\$ \_\_\_\_\_) upon delivery of possession to and acceptance by the Commission as hereinafter provided.

The Commission shall have the irrevocable right at any time within sixty (60) days from date hereof to elect to purchase under this option. Such election to purchase shall be made by the Commission by delivering to the undersigned, or by mailing by registered mail at any United States post office to the undersigned, addressed as follows:

Mrs. Donald D. Hepburn  
412 N. Knott Street  
Portland, Oregon 97227

written notice of such election. Such notice shall be deemed to have been given the day of such delivery, or the day following such mailing by registered mail. Upon the giving by the Commission of such notice, the undersigned agree AT OUR OWN EXPENSE AND WITHIN TEN (10) DAYS OF THE GIVING OF SUCH NOTICE TO:

(1) Convey said property with appurtenances, hereditaments and tenements to the Commission by Warranty Deed in such name as it may prescribe, with proper documentary stamps affixed thereto, free and clear of all liens and encumbrances, rights of possession, claims to rights of possession, and recorded and/or unrecorded leasehold interests, except building restrictions of record and zoning ordinances, and quitclaim all right, title and interest which the undersigned may have in any alleys, roads, streets, ways, strips, easements, gores or rights of way abutting or adjoining said property and in any means of ingress or egress appurtenant to said property.  
at Commission expense

(2) Furnish to the Commission an owner's policy of title insurance in the amount of said purchase price prepared by Transamerica Title Insurance Company (Order No. 41-25365) insuring the Commission as fee simple owner of said property free and clear of all liens and encumbrances except said building restrictions of record and zoning ordinances.

(3) Pay all delinquent taxes and assessments against said property for the preceding tax years, and pay proportional part of current real property taxes prorated as of date of closing of escrow.

(4) Pay all water bills charged to the property as of date of closing of escrow.

(5) Deliver to the Commission possession of said property at the closing of escrow, provided that with respect to property or portion thereof which the undersigned occupies for his own use, possession of such occupied property or portion shall be delivered to the Commission within sixty (60) days of closing of escrow.

(6) Deliver to the Commission or its order a full set of keys for property, including outside keys and separate keys for each apartment or compartment, if applicable, and furnish the Commission complete list of tenants, amounts of rents paid by each, dates rents are due, amounts paid in advance, all advance rents to be prorated as of date of closing of escrow.



The purchase hereunder will be closed in an escrow, and the escrow fee shall be paid by the purchaser. The undersigned hereby authorize \_\_\_\_\_ to sign the escrow instructions or amendments thereto, or any other statements required by the Commission other than Warranty Deed on behalf of all sellers in this transaction.

In the event that any portion of this property is vacant at the date of notification of the acceptance of this option by the Commission, or becomes vacant subsequent thereto, the undersigned agree not to re-rent or re-lease such vacated or vacant property.

It is specifically understood and agreed that the real property herein agreed to be conveyed, unless stated to the contrary herein, includes all structures, buildings, fixtures, trees, shrubbery and all other real property improvements of every nature whatsoever which are on the said property, and the undersigned agree to keep the same in good condition without waste, damage or destruction prior to delivery of possession thereof to the Commission.

Under the provisions of Public Law 91-646 it is understood that the price stated herein is the estimated just compensation for the fee title of the real property based upon two independent fee appraisals and concurred in by the Department of Housing and Urban Development.

It is understood and agreed that Grantor shall deposit, until the Commission authorizes in writing the release of said deposit, the sum of \$200 to the escrow established for purpose of closing subject transaction for the benefit of the Commission to insure payment of unliquidated obligations against subject property which may occur and shall be payable to or by the Commission subsequent to conveyance of said property to the Commission.

It is agreed that the Commission shall deposit in escrow the additional sum of \$15,000 concurrent with the closing of this transaction which represents a replacement housing payment to be disbursed to the Grantor upon acquiring and occupying standard housing located at 5948 N. E. 22nd Avenue, Portland, Oregon, within one year of the date of closing of this transaction or the date of vacation of this property, whichever is later.

The undersigned agree that loss or damage to the property by fire or other casualty shall be at the risk of the undersigned until the title to the land and deed to the Commission shall have been accepted by the Commission; and in the event that such loss or damage occurs, the Commission may, without liability, refuse to accept conveyance of title. Or, in the event of loss or damage to said property from fire, which property is covered by insurance held by or on behalf of the undersigned or in which the undersigned may have rights, the Commission may elect to take the proceeds from said insurance upon exercise of this option, and the undersigned shall assign such proceeds to the Commission, which proceeds shall be applied to reduce the sale price of the property by amount of such proceeds.

In the event the Commission does not deposit the purchase price with the escrow holder within a period of sixty (60) days from date hereof, this option shall remain in force thereafter until the undersigned shall terminate this option by giving thirty (30) days prior written notice to the Commission of such termination.

The undersigned agree that the Commission may, at its election, and notwithstanding the Commission's prior election to purchase under this option, acquire title to said land or any portion thereof or any interest therein, by condemnation or other judicial proceedings, in which event the undersigned agree to cooperate with the Commission in the prosecution of such proceedings and also agree that the said purchase price shall be the full amount of the award of just compensation, including interest, for the taking of said property, and that any and all awards of just compensation that may be made in the proceedings to any defendant shall be payable and deductible from the said purchase price.

Entry by the Commission, its employes or agents, upon said property for the purpose of inspection or survey or any slight or inadvertent entry without material damage or injury to the realty, or without the exercise of dominion thereover to the exclusion of the undersigned, shall not be construed as a final election to close this option.

It is further agreed that no statements, expressions of opinion, representations or agreements of any nature whatsoever, not herein expressly stated, made by any representative or agent of the Commission shall be binding on, or of any effect against, the Commission.

The undersigned expressly acknowledge that all items of damages, all sums of money to be paid, and all things to be done by the Commission are included in this option. All claims for damages, injury, or loss on account of failure to close this option are, hereby, expressly waived by the undersigned. The undersigned agree that they shall have no claim or cause of action against the Commission or any of its employes except such as may arise by reason of this agreement.

If the undersigned shall fail, due to fault or neglect of the undersigned, to comply with the provisions of this option, and suit or action is instituted by the Commission to enforce the same or to condemn the property, the undersigned agree to pay, in addition to the costs and disbursements provided by statute, such additional sum as the Court may adjudge reasonable for attorney's fees to be allowed in said suit or action.

Dated this 13<sup>th</sup> day of January, 1972

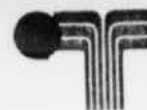
Elizabeth Hefner (SEAL)

WITNESSES: \_\_\_\_\_ (SEAL)

\_\_\_\_\_ (SEAL)

\_\_\_\_\_ (SEAL)





# Transamerica Title Insurance Co

January 17, 1972

## SUPPLEMENTAL REPORT

Transamerica Title Insurance Company  
1807 N.E. 39th Avenue  
Portland, Oregon

ORDER NO. 41-28585

PRELIMINARY REPORT FOR

STANDARD COVERAGE POLICY \$27,000.00

STANDARD LOAN POLICY \$

Attn: Mona Escrow 41229

Gentlemen:

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

**Lots 1 and 2, Block 8, IRVINGTON PARK, City of Portland, Multnomah County, Oregon.**

as of **January 13**, 1972 at 5:00 p M., vest in

**EVERETT A. PONDER and HAZEL B. PONDER, as tenants by the entirety.**

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

1. Conditions and restrictions, but omitting restrictions if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded June 17, 1895 in Book 224, page 459 Deed Records. (To be used for resident purposes only; said residence not to cost less than \$1,500.00)

By instrument recorded December 5, 1922 in Book 909, page 98 Deed Records, the forfeiture and reversionary provisions of the above conditions and restrictions were waived.

Note: We find no judgments or United States Internal Revenue Liens against Elizabeth Hepburn.

Note: 1971-72 taxes, \$581.24 paid in full. Account [REDACTED].

TRANSAMERICA TITLE INSURANCE COMPANY

FKS/RW/abp

By Frances K. Schulte

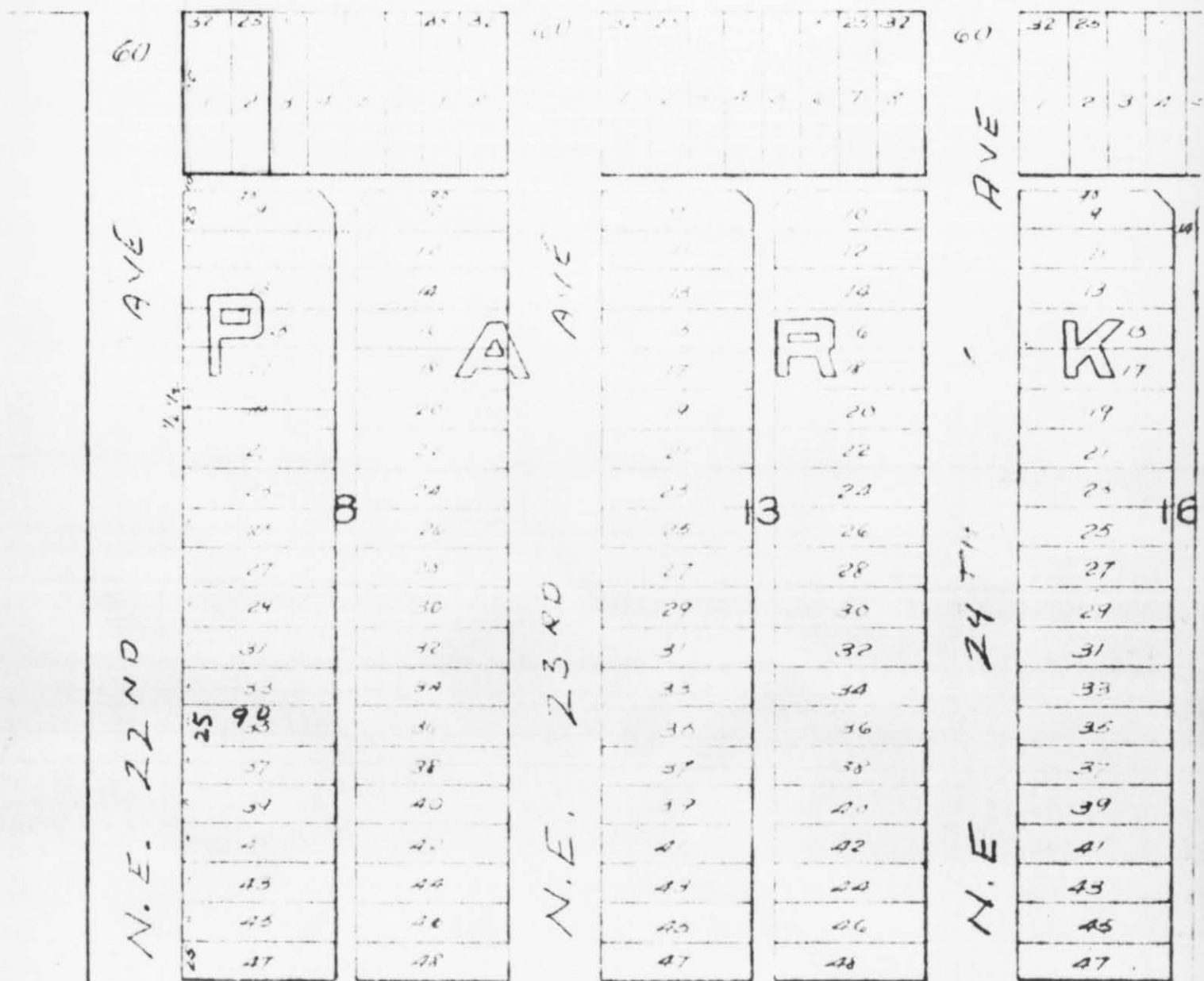
cc: To **Horsfeldt Realty** Title Officer  
Assurance of a policy of Title Insurance shall become null and void unless a policy is issued, and the full premium therefor paid.

SUB-DIV IRVINGTON PARK  
 SEC. 14 IN 1E

MULT C  
 2452

THE SKETCH BELOW IS MADE SOLELY FOR THE PURPOSE OF ASSISTING  
 IN LOCATING SAID PREMISES AND THE COMPANY ASSUMES NO LIABILITY  
 FOR VARIATIONS, IF ANY, IN DIMENSIONS AND LOCATIONS ASCERTAINED  
 BY ACTUAL SURVEY

N.E. AINSWORTH ST.



60 N.E. JARRETT ST



12452

\$ 1000<sup>00</sup>

Portland, Oregon, January 13, 1972

Each of the undersigned promises to pay to the order of

HORSFELDT CORP

at 3234 N.E. Wasco, Portland, Ore.

One Thousand and 00/100 DOLLARS, with interest thereon at the rate of \_\_\_\_\_ percent per annum from \_\_\_\_\_ until paid, payable in \_\_\_\_\_ installments of not less than \$ \_\_\_\_\_ in any one payment; interest shall be paid

on the \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_, and a like payment on the \_\_\_\_\_ day of \_\_\_\_\_ thereafter, until the whole sum, principal and interest has been paid; if any of said installments is

not paid, the whole sum of both principal and interest to become immediately due and collectible at the option of the holder of this note. If this note is placed in the hands of an attorney for collection, each of the undersigned promises and agrees to pay 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.

Due On Demand, 19 \_\_\_\_\_ At \_\_\_\_\_ No. \_\_\_\_\_

*This note is subject to all the terms & conditions of an Earnest Money Agreement dated 1/13/72 for the purchase of Real Property located at 5448 N.E. 22nd. Elizabeth Hepburn*

\* Strike words not applicable.

FORM No. 217—INSTALLMENT NOTE (Oregon UCC). SSBE

STEVENS-NESS LAW PUB. CO. PORTLAND

*Commission of property located at 5448 N.E. 22nd. Taxes & insurance to be prorated as of date of closing. Oil in tank to be measured on date of possession & purchaser pay seller amount due*

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 a 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 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 exceptions*

All light fixtures and bulbs, fluorescent lamps, Venetian blinds, window and door screens, storm windows and doors, linoleum, attached television antennas, 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 \_\_\_\_\_

*No other exceptions*

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  will not be closed in escrow, the cost of which shall be shared equally between seller and purchaser.

Possession of the above described premises is to be delivered to the purchaser *On closing* 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: *3234 N.E. Wasco*  
*HORSFELDT CORP.*

Realtor's Phone: *233-7533*  
By: *Ressie Pachot*

AGREEMENT TO PURCHASE

Date *January 13, 1972*

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 *5* 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 *Elizabeth Hepburn*

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 *410-412 No. Knott*  
Phone *284-8097*

PURCHASER *Elizabeth Hepburn*  
PURCHASER:

AGREEMENT TO SELL

Date *1-13, 1972*

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 a 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 \$ *Sixteen Hundred Twenty (1620.00) Dollars*

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 expenses 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 *5948 N.E. 22nd*  
Phone *281-9441 office 288-4500*

SELLER: *Emerita Ponder*  
SELLER: *Hazel B. Ponder*

REALTOR'S COPY

THIS IS A LEGALLY BINDING CONTRACT. IF NOT UNDERSTOOD, SEEK COMPETENT ADVICE.

*1 pt of a grant in the amt. of \$15,000. from the DC under the W-1 form Relator's Act.*



(LURE. R-20)

PROPERTY IDENTIFICATION

PARCEL NO. E-4-5 ADDRESS 410 and 412 N. Knott Street

LEGAL DESCRIPTION Lot 1, Block 4, EVANS ADDITION

OWNER HEPBURN, Donald D. and Elizabeth G. LOT AREA 4,050 SQ.FT.

PROPERTY DESCRIPTION:

Subject is a rectangular lot with 90' frontage on N. Knott Street and 45' deep along N. Commercial Avenue lying several feet above street grade and located on the S.E. corner of N. Knott Street and N. Commercial Avenue.

Property is of duplex type, up and down flat, with the owner occupant utilizing entire building. Subject was built in 1902. There is a garage in the basement. There is 810 sq.ft. on the main floor consisting of one bedroom, bath, living room, dining room and kitchen. There are 4 bedrooms and bath on second floor. There is a forced air oil fired furnace.

Zoning: A 2.5 S Multi-family properties permitted with restrictions to 2,500 sq.ft. of land for each family unit and with limited signboard control.





MEMORANDUM

Date January 13, 1972

TO: Betty Burns  
FROM: Ben Webb  
SUBJECT: Elizabeth Hepburn - 410-412 N. Knott

Mrs. Hepburn telephoned yesterday to say that she was mad about having to move. However, she was in a very jovial mood. During the course of our discussion it became apparent to me that Mrs. Hepburn's major problem is that she is afraid that she will not be accepted in another neighborhood. This would account for a lot of her attitudes toward the properties that we have shown her. She assumes that she cannot have them, and what she is showing us is just "sour grapes."

She mentioned one house on N. Wabash that she was shown by Mrs. Roberts. She said that she wanted the house, but after she and Mrs. Roberts inspected the house, they were told that it had been sold. She said the "for sale" sign is still on the house. I asked her to get the address of the property for me, and she said she would.

She also said that she was considering buying a duplex because she needed the income, but at the same time she said she was looking at a two-bedroom house. It is my opinion that she has not decided what she wants but that she has so much fear and distrust that she cannot accept the help that is being provided. She also wants to be near the freeway.

BCW:ch

MEMORANDUM

Date December 16, 1971

TO: ~~Chas. E. Taft, Mike Cook, File~~ **W.S.J.**  
FROM: Benjamin C. Webb  
SUBJECT: Elizabeth Hepburn

Mike Cook informed me that he had had a telephone call from Pat Bell of Commissioner Anderson's office. Mrs. Bell had had a telephone call from Mrs. Elizabeth Hepburn, 410 N. Knott, Parcel No. E-4-5, Emanuel Project.

Mrs. Hepburn had complained that she was being shown property that cost more than she could afford. We explained to Mrs. Bell that Mrs. Lil Roberts from Stan Wiley and Company, who is showing properties to Mrs. Hepburn, had been instructed to stay within \$21,940 and that if Mrs. Hepburn purchased within this limit, she would not have to pay anything out of her own pocket and that we would also pay closing and moving costs. Mrs. Bell seemed to understand and said that she would call Mrs. Hepburn later today.

It was just one year ago today that Mrs. Hepburn's husband died.

Note: The Assessor's records indicate that this is a 5-bedroom house; however, one of the bedrooms has been used as a kitchen but is now not in use. At the time we made our bedroom count we counted only four bedrooms. It appears that we should count five bedrooms, in which case the schedule amount will be \$25,205, and the RHP will be \$15,000.

BCW:ch



note PDC has offered \$8,500 for house

∴ \$8,500 + 15,000 max. <sub>RHP</sub> = \$23,500 max. money available

W.S.J.

Please  
Put in  
file

December 6, 1971

Mrs. Elizabeth Hepburn  
410-12 N. Knott  
Portland, Oregon 97227

Dear Mrs. Hepburn:

We have been in contact with your attorney, Carol Hewitt, regarding the benefits to which you are entitled under the Uniform Relocation Act. As indicated in our telephone conversation it would be most helpful if we could visit you at your home to determine the size and amenities of your present dwelling. Only through a personal visit can we correctly ascertain the amount of the relocation benefits for which you are eligible.

As we discussed with your attorney, we are also concerned about your proposed expenditures for repairs and other work on your present dwelling in as much as the Portland Development Commission intends to acquire your house in the near future in connection with the Emanuel Hospital Urban Renewal Project.

We are most anxious to assist you, and in cooperation with your attorney would like to meet with you soon so that we can indicate how you might take greatest advantage of the benefits to which you are entitled under the law.

Please contact me at 288-8169 or, if you prefer, Alma Gordon at 244-4800.

Very truly yours,

W. Stanley Jones  
Relocation Supervisor

WSJ:slc

MEMORANDUM

Date September 23, 1971

TO: The File  
FROM: Benjamin C. Webb  
SUBJECT: RHP - Hepburn

On September 21, 1971 a meeting was held at the C-CAP Office at 106 N.E. Morris, between the client; Jim Barnes from Legal Aid; Olly Norville, PDC attorney; and Ben Webb, PDC staff. Mrs. Hepburn has not started to look. She just wanted some information. She seems to want to look on her own, but we have offered to help.

Assign case to BRB.

BCW:ch



Hepburn, Elizabeth  
 472 N. Knott.  
 Phone 284-8097

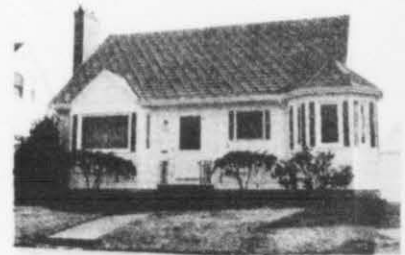
Price: \$17,887.00  
 Equity: 8,500.00  
 Grant: 7,387.00

Date Shown: Oct 8, 1971 - Lillian Roberts, Stan Wiley, Inc

8329-7 ADDRESS 320 N. Russet, Portland DIST. \*1 PRICE \$18,950.  
 OCC BY Owner STYLE Cottage TERMS CO  
 TO SHOW By appointment only. LB FD grill TAXES \$407.93  
 LEGAL Lot 8, blk.3, Lovewood Addn, city \*2 EXT Siding SEWER Connected

	B	1F	2FA	RSN	SELL	Buying	larger
LIVING RM	x			GARAGE	Single	INSL	Walls, ceiling
DINING RM			15x17.5	SQ.FT.		FIREPLACE	LR, basement
KITCHEN	x			YR BLT	1946	ROOF	Comp.
EAT. SPAC	x			POSS.		FLOOR	Hdwd.
BATH	1	1	10x11.5dn	GRADE	Jesse Applegate	UTILITY RM	Basement
BEDROOM	2	1	14.5x21up	PAR	Holy Rdmr JR. HI.	WIRED	Range, dryer
FCR			11.5x11.5dn	HIGH	Jefferson	LOT	50x100
						BUS	One blk.

ENCUM. \$11,000., \$122.p/m, PITI, @6%, Sec. Intermountain. Will seller pay FHA-VA prevailing discount? : Discussed. Terms: Possible FHA.  
 200 AMP service-wtr.htr. & furnace. 2 yrs.old, a very good hm. in good neighborhood.  
 REMARKS: Exceptionally clean, well blt. & attractive hm. Cptd. Mahogany pnl. in LR. Bright kit. w/ beaut.circ.nook.Upper BR partitioned into 2 slpg.areas.Lge.FR w/frpl.in fin.bstm.New paint  
 OWNER Monte & Judy Collins PHONE 289-5120//exterior-new. \*1 Farragut Pk  
 ADDRESS 320 N. Russet // \*2 of Portland NGB  
 LIST. OFFICE Stan Wiley, Inc., Rltrs., Moreland Off. PHONE 224-5678 S/M Bartels/Entem



7037-7 ADDRESS 1618 N. Prescott, Portland DIST. Overlook PRICE \$18,500  
 OCC BY Vacant // Owner may w/draw list. on 24 STYLE Ranch TERMS CO.  
 TO SHOW Use LB. // hr. notice. All offers present w/List.Salesman TAXES \$522. apx.  
 LEGAL E.45' of L.11, Blk.2, Hardiman's Add. EXT Siding SEWER Connected

	B	1F	2FA	RSN	SELL	Builder	sale
LIVING RM	x		17x16.6	GARAGE	Db1. attached	INSL	
DINING RM				SQ.FT.	1,100	FIREPLACE	LR.
KITCHEN				YR BLT	1971	ROOF	Comp.
EAT. SPAC			8x9	POSS.	Immed.	FLOOR	Grn W/W shag
BATH	1		5x11.6	GRADE	Beech	UTILITY RM	Yes
BEDROOM	3		11x13	PAR	Blessed Sacrament // Stg. area 4x5	WIRED	Range, dryer
			2x13*1	HIGH	Jefferson // for lawn & garden & BBQ supplies.	LOT	45x100

ENCUM. Seller will not pay prevailing discount. Terms: CO or Conventional  
 Harvest Gold range, refrig., D/W-GE. Brand new LR has W/W shag, fireplace, sliding glass door to patio. Kitchen has GE. appliances, natural birch cabinets, pantry  
 REMARKS: stg. 3 BR's have sliding door wardrobe, lime green shag W/W. Bath has linen closet, birch vanity w/ stg, vent fan & dual sun lamps, tile tub enclosure w/shower.  
 OWNER Barry W. Ross Seller will put in a 2x4' PHONE 252-9067//Db1. dr. db1. gar.w/access to patio. \*1 10.6x10.6 N G  
 ADDRESS widow in diningrm. if buyer request  
 LIST. OFFICE E.G. Stassens Inc., Rltrs., North Office PHONE 285-4505 S/M Jim Douglas



6901-7 ADDRESS 6707 NE Cleveland, Portland DIST. PRICE \$17,400  
 OCC BY Vacant STYLE Styl. TERMS CO or contract \*1  
 TO SHOW LB-front door. TAXES \$410.30  
 LEGAL Lot 9, Blk.1, Nocera EXT Siding SEWER

	B	1F	2FA	RSN	SELL	Surplus	
LIVING RM	x		13.6x20	GARAGE	Double	INSL	
DINING RM	x		12x9.6	SQ.FT.	1,063	FIREPLACE	Yes
KITCHEN	x		11x10	YR BLT	1940	ROOF	Good
EAT. SPAC	x		13x11	POSS.	Immediate	FLOOR	Good
BATH	1		11.6x11	GRADE	Woodlawn	UTILITY RM	28x10
BEDROOM	2	1	20x8.6	PAR	Holy Redeem JR. HI.	WIRED	Range & dryer
PARTY	x		19x14	HIGH	Jefferson	LOT	50x100

ENCUM. \$12,000., Private Party. Seller will negotiate on paying FHA-VA prevailing discount. Completely remodeled inside. New paint T/O. W/4 carpeting in LR, DR, hall, stairs. New bathrm. with ceramic tiles, glass doors & half rail. Kit. has new cupboards & counters. Yd. lights & all new wiring, new gutters. This listing can be w/drawn after 45 days, on 2 wks. written notice by owner. \*1 with \$5 100. dn., \$150.p/m, 8% int.  
 OWNER Norvin & Hilja E. Nibler PHONE :55-1820 NE  
 ADDRESS See listing salesman GB  
 LIST. OFFICE E.G. Stassens, Inc., Northeast Office PHONE 288-8871 S/M Doyle



8067-7 ADDRESS 1837 N.Emerson, Portland DIST. PRICE \$17,500.  
 OCC BY Owner STYLE Ranch TERMS  
 TO SHOW LB. TAXES \$386.  
 LEGAL EXT Shakes SEWER Connected

	B	1F	2F	A	
LIVING RM	x				RSN SELL Bought larger
DINING RM	x				GARAGE Single INSL
KITCHEN	x				SQ.FT. FIREPLACE No
EAT. SPAC	x				YR BLT 1960 ROOF New
BATH		1	1/2		POSS. 30 day. FLOOR Hdwd
BEDROOM		3			GRADE Beech
					PAR JR. HI.
					HIGH Jefferson

ENCUM. \$10,200., \$107.p/m, at 6%, 1st National Bank



REMARKS: Carpet and drapes included.

OWNER Edward Woynowski PHONE 289-8765  
 ADDRESS 1837 N. Emerson  
 LIST. OFFICE E.G. Stassens Inc., Realtor, NE-Sandy PHONE 288-8871

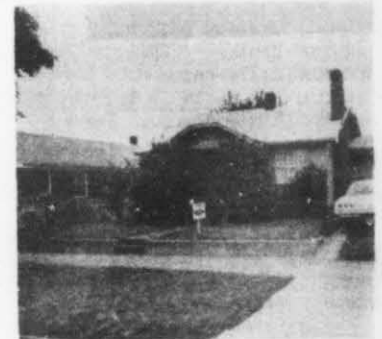
N  
S/M M. Greison

G

8715-7 ADDRESS 6960 N. Interstate, Portland DIST. Kenton PRICE \$15,750.  
 OCC BY Owner STYLE 1-story TERMS CO  
 TO SHOW Call for appt., then use LB at front door TAXES \$236.48  
 LEGAL Good Morning Add. N. 1/2 Lots 9 & 10 \*1 EXT Siding SEWER Connected

	B	1F	2F	A	
LIVING RM	x				RSN SELL Need larger
DINING RM	x				GARAGE Single det. INSL Ceiling
KITCHEN	x				SQ.FT. FIREPLACE LR
EAT. SPAC	x				YR BLT POSS. COE+30 ROOF Comp.
BATH		1			FLOOR Fir
BEDROOM		1	2		GRADE Ockley Green
1/2 CB					PAR Holy Redeem JR. HI.
					HIGH Jefferson

ENCUM. \$6,810., \$125.p/m, @7.5% int., PI, private party. Buyer will not pay prevailing discount. Terms: CO, conventional, or State G.I.



REMARKS: Washer & dryer included. Newly painted outside. Exc. newer roof. New circuit breaker wiring. Very handy to shopping & transportation. Finished BR in basement. New CC basement floor. W/W carpet in LR & DR. \*1 Block 10

OWNER William & Geneva Willoughby PHONE 289-4377  
 ADDRESS 6960 N. Interstate  
 LIST. OFFICE F.M. Tarbell Co., Northeast Office PHONE 254-6511

N BG  
S/M Sheedy

8658-7 ADDRESS 8908 North Peninsula, Portland DIST. North PRICE \$16,750.  
 OCC BY Owner STYLE TERMS CO  
 TO SHOW By appt. LB on hose bib. TAXES \$396.70  
 LEGAL Lots 1 & 2, S 1/2 of 3, Blk. 47 \*1 EXT Siding SEWER Connected

	B	1F	2F	A	
LIVING RM	x				RSN SELL Moving to suburbs
DINING RM	x				GARAGE Attached INSL Walls & ceiling
KITCHEN	x				SQ.FT. 890 FIREPLACE Yes
EAT. SPAC	x				YR BLT 1954 ROOF Comp.
BATH		1			POSS. FLOOR
BEDROOM		1	2		GRADE Peninsula
					PAR Q. of Peace JR. HI.
					HIGH Jefferson

ENCUM. \$13,525., \$152.p/m PITI, First National.



REMARKS: Drapes & curtains included. Attached enclosed patio.  
 \*1 Peninsula Addn. #4

OWNER Rodney Corpron PHONE 289-4351  
 ADDRESS 8908 North Peninsula  
 LIST. OFFICE E.G. Stassens Inc., North Office PHONE 285-4585

N  
S/M Hopkins

GB

Heppner, Elizabeth

Cont. Page 3.

Date shown: Dec. 13, 1971

Price: 21,940  
Equity: 8,500  
Grant: 13,440

10268-7 ADDRESS 7047 North Wabash, Portland DIST. PRICE \$23,950.  
OCC BY Owner STYLE Cape Cod TERMS CO  
TO SHOW Key box 041 on front railing. TAXES \$500.76  
LEGAL RSN SELL Building EXT New alum. siding SEWER Connected

	B	1F	2FA		RSN SELL	Building	EXT	New alum. siding	SEWER	Connected
LIVING RM	x			12.8x21.8	GARAGE	12x18 single	INSL	Walls & ceiling	WATER	City
DINING RM	x			12.8x13	SO.FT.	1,152	FIREPLACE	LR	HEAT	FA oil
KITCHEN	x			8.4x11.8	YR BLT	1926	ROOF	New comp.	BLTINS	Range & oven
EAT. SPAC	x			11.6x14.8	POSS.	30 days	FLOOR	Hardwood	UTILITY RM	8x9 bsmt.
BATH	1	1		11x13.2	GRADE	Penninsula	JR. HI.		WIRED	Range & dryer
BEDROOM	2	2		8.4x12.6	PAR				LOT	S97.99x8&W50xN98.01
PARTY	x			13.4x14.4	HIGH	Jefferson			BUS	Tri-Met

ENCUM. \$18,000., \$180.p/m @7½% int., PIT contract.



REMARKS: W/W carpet in LR, DR, hall & 2 BRs. Range included. Partial basement. 18x15 deep pool with filter & cleaner. Hanging lamp in LR & fluorescent fixtures in bsmt. & garage. 8.8x24 party rm. 9x14 cov.patio.

OWNER Mr. & Mrs. David Muck PHONE 285-5075  
ADDRESS 7047 North Wabash, Portland  
LIST. OFFICE S.J. Ponder Realty Co. PHONE 281-1183

**NGB**  
S/M Knight

8476-7 ADDRESS 6427 N. Willamette, Portland DIST. North PRICE \$21,750.  
OCC BY Owner STYLE Cape Cod TERMS CO  
TO SHOW LB-On fence Lot 18, Mayfair TAXES \$548.  
LEGAL RSN SELL Moving out of town EXT Siding SEWER

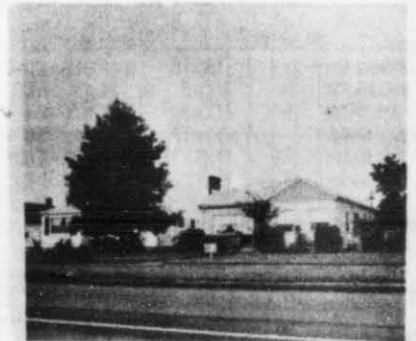
	B	1F	2FA		RSN SELL	Moving out of town	EXT	Siding	SEWER	
LIVING RM	x			16.5x21	GARAGE	Single	INSL		WATER	
DINING RM	x			12x14	SO.FT.	1,334	FIREPLACE	Yes	HEAT	Oil
KITCHEN	x				YR BLT	1949	ROOF	Comp.	BLTINS	
EAT. SPAC				9.8x11.7	POSS.		FLOOR	Hdwd.	UTILITY RM	bsmt.
BATH	1			11.7x12	GRADE	J. J. Astor	JR. HI.		WIRED	Range, dryer
BEDROOM	3			13.8x12	PAR				LOT	50x98
					HIGH	Roosevelt			BUS	

ENCUM. \$13,188.33, \$158.p/m, at 5½%, PITI, Commerce Mtg. Seller will not pay prevailing discount. Terms: CO. Loan can be assumed at 5&3/4%.

REMARKS: New roof, 20 yr. guarantee. Lovely large living rm. and dining room. 3 BR. 1st flr.

OWNER Robert E. Dowalt PHONE 286-8645  
ADDRESS 6427 N. Willamette, Portland  
LIST. OFFICE Stan Wiley Inc., Rltrs. PHONE 224-5678

**N**  
S/M E. O'Hearn **GB**



7003-7 ADDRESS 7726 North Penninsular Ave., Port. DIST. North PRICE \$23,950.  
OCC BY Owner STYLE Cape Cod TERMS CO  
TO SHOW Call first for appt. A must, then LB on wtr. faucet. TAXES \$462.32  
LEGAL S# of Lot 41-44, Blk. 12, Penninsular Shakes SEWER Connected

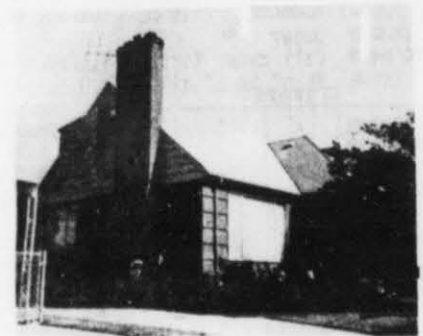
	B	1F	2FA		RSN SELL	To be closer to parochial high sch.	EXT		SEWER	Connected
LIVING RM	x			13x18.6	GARAGE	Sgl. det.	INSL	Walls & ceiling	WATER	City
DINING RM	x			8x9	SO.FT.	898	FIREPLACE	2	HEAT	Oil
KITCHEN	x			8.6x8.6	YR BLT	1957	ROOF	Comp.	BLTINS	
EAT. SPAC				10x11.6	POSS.	45 days	FLOOR	Hdwd. & cpt.	UTILITY RM	Basement
BATH	1	1		10.9x11	GRADE	Penninsular	JR. HI.		WIRED	Range & dryer
BEDROOM	2	2		10.6x12	PAR	Queen Peace			LOT	50x100
FR	x			14x10x15.4	HIGH	Jefferson			BUS	Tri-Met 2 blks.

ENCUM. \$2,694.04., \$100.p/m @5% int. PI, Portland Fed. Savings. \$50.assump.fee  
Seller will not pay FHA-VA prevailing discount.

REMARKS: This is a one-owner home of quality construction. 18.6x21.9 family room. Excellent family hm. in excellent condition. Beautifully landscaped & fenced. Priv. back yd. w/patio. Located conveniently to bus, shopping, schools. Excl. 1 dagwd. tree.

OWNER Mr. & Mrs. Marvin Honl PHONE 289-7257, 228-9583  
ADDRESS 7726 North Penninsular Ave.  
LIST. OFFICE E.G. Stassens, Inc., North Office PHONE 285-4585

**GFB**  
S/M Stevenson



N



Hepburn, Elizabeth

Cont.

Page 4

Date Shown: Dec. 16, 1971

10334-7 ADDRESS 7935 N Seward, Portland  
OCC BY Owner  
TO SHOW LB  
LEGAL Lots 2, 3 Blk 2, Verona Park

DIST. North  
STYLE

PRICE \$22,500.  
TERMS CO  
TAXES \$486.88  
SEWER Connected

EXT Siding

	B	F	2	A
LIVING RM	1			
DINING RM	1			
KITCHEN	1			
EAT. SPAC				
BATH	1	2/3		
BEDROOM	2	2		

RSN SELL  
GARAGE Single  
SQ.FT.  
YR BLT  
POSS.  
GRADE Peninsula  
PAR  
HIGH Jeff  
INSL  
FIREPLACE One  
ROOF Comp.  
FLOOR Hdwd.  
JR. HI.

WATER City  
HEAT Oil  
BLTINS  
UTILITY RM  
WIRED Range, dryer  
LOT  
BUS

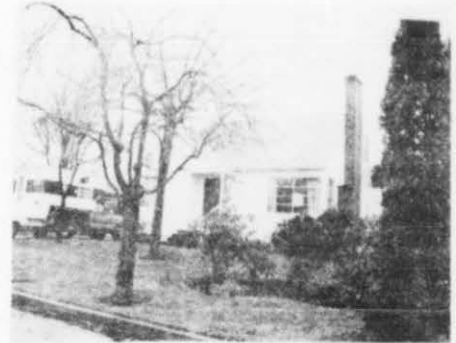
ENCUM. \$194. p/m @ 8% int., PITI. #881-5305578, First National Bank  
Terms: CO

REMARKS: Immaculate lovely family home.

OWNER Thomas E. & Lynne M. Gaddis  
ADDRESS 7935 N. Seward  
LIST. OFFICE E G Stassens, Inc., North Office

PHONE 289-3545  
PHONE 285-4585

N  
S/M Coyle/Failey



NE



Emmanuel Project

Leptons, Elizabeth - St Vincent Place  
 410-412 W. Front Ave. - 2.64/ft

5 Bed  
2 Bath

Phone = 284-8097

25,205  
8,500  
16,705

\$8,500 Equity  
21,940  
~~\$19,000~~ Home

21,940 - max.  
13,440 - Rent Replacement  
8,500 - Equity

~~\$19,889.00 Price~~  
~~\$50,000 Equity~~  
9,389.00 Grant.

15,000  
8,500  
23,500

Attorney - Harriet Hewitt - Eugene, Ore.

25,205  
8,500  
16,705  
15,000  
11,705

Cannot draw up in front office in Bernice

Call Betty first

106 N.E. Marine C-CAP office

X-4 Bed - 2 Bath - garage - fireplace  
 N. or N.E. area near approach to Fremont  
 Bridge. (District of Eugene Assn.)

10/8/71  
w/ly 48,450  
#2

320 N. Prescott - Monte Ballina 289-5120 p. 123 no. ans.

x no. 1618 N. Prescott - Vacant. - p. 122

Home 19,400  
#1

6707 N.E. Cleland - Vacant. p. 152

X 1st sup. no. 1837 N. Emerson - Edward Wojnowskii 289-8765 OK. p. 120

X no. 6960 N. Interstate - W<sup>th</sup> Willoughby 289-4377 p. 1 OK.

X #3 8908 N. Peninsula - Rodney Corpron 289-4351 p. 2 no. ans.

12/13/71 7047 N. Wabash - Mrs. Muck. 285-5075 Sold 23,950

6427 N. Willamette - Mrs. Darnet 286-8645

7726 N. Pennington - Mrs. Houl 289-7257 \$ 23,950

1-16/71 7935 N. Seward - Mrs. J. Jaddis 289-3545 p. 119 \$ 22,500

12/27/71 Two full baths now in about month!

1617 N. Harrison  
Vacant

4109 N. E. 19<sup>th</sup>  
Contract of a Henry 211-5562

(281-9244)  
12/31/71 Mr. Harrington met us at N. E. 19<sup>th</sup> to give estimate on some remodeling Mrs. Stephens wanted done. Bid to garage \$225.00. Bedroom (12x14) in limit \$1000. total \$1306.00 Mrs. Stephens concerned about increased insurance rates. Claims her insurance man told her she was to get a bill if house on a hill. Mrs. Stephens concerned about electric and refer fitting in kitchen. Called Mr. Henry was a 6' 4" measured Mrs. Stephens in store + refer 6' 11". Refer can be put in kitchen eating area.

1/1/72 Showed 6625 N. E. 26<sup>th</sup> \$20,850  
Vacant (wanted Mrs. H. to be sure on her own mind that 19<sup>th</sup> house was right for her).  
Mrs. H. still likes 19<sup>th</sup>. Wants to write E.M.A. with Jim Barnes present.

1/3/72 Called Mrs. H. to set up app't with Mr. Barnes. Mrs. H. was busy today - had to go to bank - write checks - etc. Mrs. H. busy Tues. 1/4 had to be in court at 9.00 am. Told her I would call her Wed. 1/5/72

1/5/72 Called Mrs. H. she still wants her insurance man to see house on N. E. 19<sup>th</sup>. He was supposed to have called her and set her time up being on a hill was detrimental. Still call me tonight before 7 pm.

Hepburn

Cont.

1/6/72 Called Mrs. H. She said her Ins. man said "Do you really have to have that house Mrs. Hepburn?" She said "No she really didn't have to have it." Ins. man still contends Ins. risk because house is on a hill. I called Oliver Carl, Stassen's listing salesman. Asked him if he could find out if there is, in fact, an Ins. problem on that property. Talked to Mrs. H. again and asked her to call Mr. Gibson or Mrs. Buckley, State Insurance Commissioner. She informed me she didn't need to talk to them she would talk to her Ins. man tonight. I'm to call her at 6:15. Then she said she might not want the house. I said "If you don't want it then I'm going to quit trying to get her questions answered. I have spent hours on the phone and running back and forth on that house and if she doesn't want it I'm not going to waste any more of my time on it." She then brought up that Mr. Harrington said "there should be a slope in front of the garage to let water run off to the side. He further stated that they don't have any water intake garage and with as much rain as we have had there should be if there was a problem." I then assured her that if there was a problem there it would be

RP

noted by the City Inspector, and the sellers would be obligated to fix anything and everything that did not come up to city code. She assured me she would let me know tonight at 6:15pm whether she was going to write anything up on that house. 6:15pm = Called Mrs. N. She said her insurance man approved the house and told her it was a very good house. I said, "Fine, shall I call Jim Barnes and make an appointment to write it up?" She said "Let's not get in a hurry. Maybe someone else will buy it." I asked her if she wanted someone else to buy it! She said she liked the house real well and it was better than anything else she had seen and maybe if no one bought it she would see. I told her when she made up her mind she could give me a call.



RECEIPT

I hereby acknowledge receipt of a copy of the Portland Development Commission's RELOCATION SERVICES FOR FAMILIES AND INDIVIDUALS.

*Elizabeth A. Plummer*

9/29/71  
Date

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

Analyst OC Date 2/19/71 Surveyed 2/19/71 Tabulator \_\_\_\_\_ Date \_\_\_\_\_  
 Dwelling Unit No. 1 Structure No. 1 Census Block No. 76 Census Tract No. 22A  
 Street Address 410-412 N. Knott St. Apartment No. \_\_\_\_\_  
 Legal Description \_\_\_\_\_

NAME OF OCCUPANT: Mr. Elizabeth Herbman NAME & ADDRESS OF OWNER: BURNS REALTY Co NAME & ADDRESS OF PROP. MGR: \_\_\_\_\_  
 TELEPHONE: \_\_\_\_\_ TELEPHONE: \_\_\_\_\_ TELEPHONE: \_\_\_\_\_  
 INTERVIEWED? (X) Yes ( ) No INTERVIEWED? ( ) Yes ( ) No INTERVIEWED? ( ) Yes ( ) No

**I. DESCRIPTION OF STRUCTURE**

<u>X</u> One-family house	_____
_____ Apt. in a house	_____
_____ Apt. in apt. bldg. or plex	_____
_____ Apt. in comm. bldg.	_____
_____ Mobile home or trailer	_____

This structure has 1 1/2 stories (do not count basement)

**II. OCCUPANCY STATUS OF DWELLING UNIT**

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

**III. SIZE OF DWELLING UNIT**

810 Sq. ft. in first floor (county figure)  
1210 Sq. ft. in dwelling unit (if more than 1 floor)  
8 Total no. of rooms (include kitchen, dining, living and bedrooms, exclude bathrooms)  
2 No. of bathrooms  
4 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  
1902 Date structure was originally built

B. Market value data for one-family dwelling

	Market value	Computed value per sq. ft.
Land	\$ <u>3740</u>	\$ _____
Improvements	<u>1660</u>	_____
Total	<u>5400</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	\$ _____	_____	\$ _____
Electricity	_____	\$ _____	_____
Gas	_____	_____	_____
Water	_____	_____	_____
Heat (oil, or other)	_____	_____	_____
Total	\$ _____	\$ _____	\$ _____

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**

**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 OC Date of survey 2/9/71 Tabulator \_\_\_\_\_ Date tabulated \_\_\_\_\_  
 Dwelling Unit No. 1 Structure No. 1 Census Block No. 76 Census Tract No. 22A  
 Street Address 410-412 N. Knott St. 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 \_\_\_\_\_

widow  
 Own. Occ (YES)  
 will pay 600  
 this month

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

Name	Family relation	Age	Sex	Occupation
1. Mrs Elizabeth Hepburn	Head of household	54	F	NURSE AIDE
2. DONALD, JR		20	M	STUDENT
3. MICHAEL DAVID		17	M	STUDENT
4. _____				
5. _____				
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

Names of jobholders	Names of employers	Street address where jobs are located	to work
ELIZABETH	St. Vincent	BARNES Rd	600 ft
_____	_____	_____	_____
_____	_____	_____	_____

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

Names of persons in this household who have income from any source	Amount of income per month	
	In month before this survey	In an average month during 1970
ELIZABETH	\$ 264 per mo	\$ _____
_____	_____	Husband since did not work 40 hrs per week
<b>Total family or household income per month</b>	<b>\$ 475.20</b>	<b>\$ _____</b>

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

1. Location (indicate approximate cross streets) uncertain at this time
2. Transportation, number of autos owned 1, use bus \_\_\_\_\_, walk \_\_\_\_\_
3. Will rent house \_\_\_\_\_, apartment \_\_\_\_\_, expect to pay rent, including utilities, at \$ \_\_\_\_\_ per mo. (Furniture is owned, yes \_\_\_\_\_, no \_\_\_\_\_, stove and refrigerator owned, yes \_\_\_\_\_, no \_\_\_\_\_)
4. Will buy house in price range \$ comparable, 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 \_\_\_\_\_
7. Other characteristics W O B I M

1 1-25950-0650 PAGET, M E & AILEEN A

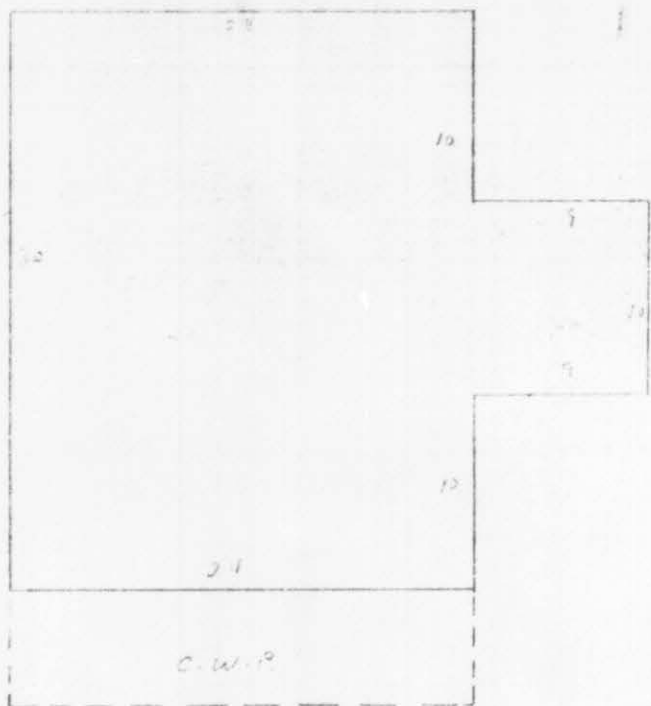
MAP: 2730  
ZONE: A25  
RATIO: 1401  
LVY C:001

BY PAGET, ALAN A  
BURNS, REALTY  
125 C STREET  
LAKE OSWEGO, OREGON

EVANS ADD LOT BLOCK  
1 4

PROPERTY ADDRESS: 410 N KNOTT ST  
PORTLAND

APPEALS:



AVE. OR ST.

AVE. OR ST.

SUMMARY - ASSESSED VALUATION - REAL PROPERTY

ASSESS YEAR	MIN RIGHTS	TIMBER	LAND	IMPS	ASSESS VALUE	SIGN DATE
1968			3600	1600	5200	5/15/68
1971			3740	1660	5400	WD

REMARKS: G & P  
 G & P Declining Area - Not best land use  
 G & P  
 1968 Dist R/A from old card

MAP DATE: 2/15/68 SIGN: R. J. [unclear] DEPUTY: [unclear]

CHECKED	REVIEWED	BLDG. COUNT	INDEX	RE-CHECKED	NOTIFIED

DATE: MAY 29 1968  
BY: ELEANOR

FORM 57 REV. 3-66



AND APPRAISAL 19 **68**

MARKET DATA		ADJUSTMENTS	IND. VALUE
IDENTIFICATION	DATE		

MONTHLY RENTAL \$	X GRM	= S	IND. VALUE
<b>ZONING</b>			
ROAD TYPE D G			
TOPOGRAPHY 3 A G			
VIEW			
OTHER			
DEPTH FACTOR			
STANDARD DEPTH			
EFFECTIVE DEPTH			

COMPUTATIONS			
LAND DESCRIPTION	SIZE OR ACRES	BASIC UNIT VALUE	ADJUST. FACTORS
45x90 @ 2.11		905	50
@ 70th 4050		3645	
			ADJ'D UNIT VALUE
			VALUE

TOTAL AREA	SUB-TOTAL
REMARKS	SITE ADJ.
Bth Lot 7 B x 3 Albina Add	TOTAL APPR. VALUE 3600
	19 APPR. VALUE
	19 APPR. VALUE
	19 APPR. VALUE
	19 APPR. VALUE

APPRaiser **7.0** DATE **5 3 67**

ACCOUNT NO		1-25450-2650	
CLASS	4 STORY	1 1/2 AREA	9.5
ADDRESS	410 N. Knapp		
FDM	Con. Br	WP	BMT
BSM T ROOMS	0	Gar	2
FLOORS	0 S	0	0
ROOF	0 H F	Alum	Comp shg
EXTER	0 S	Shks	Siding
INTER	0 L & P	Drywall	0
PLUMB G FACILITY	Sink	DW	Toil
Quantity	1	11	11
HEAT	H W	Pipe	Pipe
FIREPLACE	0 Ins	0 S	0 D
ATTIC	0 Unf	0 Fin	0 B.R.
2ND STY	3 (4 B R)	0 Bath	0 Lav
BAYS	0	0	0
MISC	0	0	0
MISC	0	0	0
OUTSIDE	0 Conc	0 BT	0 Sprinkler

FIRST FLOOR	GARAGE	TOTAL
Rec. Hall	Class	
Serv. Hall	Type	
Living Rm	Dim. X	
Din. Area	Dim. X	
Fam. Rm	Fdn	
Nook	Floor	
Kitchen	Const	
Utility	Roof	
Bedroom	Misc	
Bath		
Lav		
Den		

TOTAL DEPRECIATED REPLACEMENT COST		ADJUSTMENT	AGE	APPR. VALUE
Dim. X	BUILT 1902	66	37	19.68
Fdn	PERM. NO.			19
Const	PREV APPR 1962			19
Roof	D.R. RM MO			19
MISC	RENTAL			19
Dim. X				19
Fdn				19
Const				19
Roof				19

10 00  
11 50  
1 50  
150  
350  
550  
100  
14 660  
SUB  
1402  
1402  
1600