

	DESCRIPTION	ROLL NO.	ODOMETER
PARCEL NO. E-4-7	PAYTON, FRANK 423 N. RUSSELL		
PARCEL NO. R-14-2	PENDERGRAPH, INELL 536 N. MONROE		
PARCEL NO. A-2-4	PENHARLOW, CHERYL N. 3102 N. GANTENBEIN		
PARCEL NO. A-3-8	PEOPLES, RUTH 252 N. COOK		
PARCEL NO. A-2-3	PERKINS, MARY 3146 N. GANTENBEIN		
PARCEL NO. R-10-14	PETERSON, FRED 501 N. MONROE		
PARCEL NO. RS-4-9	POWELL, LUSHIE 7 N. RUSSELL		
PARCEL NO. A-3-12	PRUITT, LAVERNE 248 N. IVY		
PARCEL NO. R-9-11	RADEL, ANNA 3127 N. GANTENBEIN		
PARCEL NO. RS-4-9	ROBERTS, BETTY (DECEASED) 7 N. RUSSELL		
PARCEL NO. RS-3-3	ROBINSON, JAKE 122 N. GRAHAM		
PARCEL NO. A-2-7	SKIPPER, GENERAL S. 3103 N. VANCOUVER		
PARCEL NO. A-3-14	SKOKO, LUCY (DECEASED) 241 N. FARGO		
PARCEL NO. A-3-4	SMITH, AARON J. 222 N. COOK		
PARCEL NO. A-4-3	SMITH, RICHARD DENNIS 232 N. IVY		
PARCEL NO. A-4-3	SMITH, WILLIAM 232 N. IVY		
PARCEL NO. RS 8-3	STEWART, MARY (ESTATE OF) 203 N. STANTON		
PARCEL NO. A-2-2	STITT, WILLIAM D. 3138 N. GANTENBEIN		

R E S U M E

DATE 2/5/73

NAME Fred Peterson

Mr. and Mrs. Peterson were displaced from their owner/occupied single-family dwelling unit at 501 N. Monroe and repurchased a standard single-family unit at 2434 N. E. 57th. The Petersons received an RHP and fixed moving expense.

JM:ch

(signed) _____
worker

RESIDENTIAL RELOCATION RECORD

Project Name EMANUEL Parcel No. R-10-14 Advisor VME
 Client's Name PETERSON, FRED Phone _____
 Address 501 N. Monroe Ethn white Age 89

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

Family Composition

Total Number in Family 2
2 wife, husband

Other: Relation Age Relation Age

Relation	Age	Relation	Age

Economic Data

Employer \$ _____
 Address _____
 Other Source of Income
R.R. RETIREMENT \$ *39500
 \$ _____
 Total Monthly Income \$ (39500)

- 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 11-22-71 Date of Info pamphlet delivery 2-9-71
 Date Notice to Move given _____ Date Effective _____ Expires _____

CLAIMANT'S INITIAL DATE OF OCCUPANCY 1948

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

Date of Initiation of negotiations for purchase of property 11-8-71
 Date of Acquisition 1-13-72
 Date of letter of intent _____
 Date of move 2-1-72

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 28425

Size of Habitable Area 818

Furnished with claimant's furniture
 YES NO

Total Number of Rooms 7 Rent Paid \$ _____ Utilities _____

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

Liens \$ _____ (please explain) _____

Acquisition Price \$ 8,500 Amenities _____

REPLACEMENT DWELLING UNIT

Address 2434 NE 57th 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 1927

Size of Habitable Area 969 1938

No. of Rooms 5 No. of Bedrooms 3

For Claimants Who Purchased

For Claimants Who Rented

Purchase Price of Replacement Dwelling \$ 18,702.35

Rent \$ _____

Taxes \$ 422.93

Utilities \$ _____

RHP or TACO (including incidental costs) \$ 10,000

Total Rent Assistance \$ _____

Amount of Annual Payment \$ _____

No. of Housing Referrals to:

Agency Referrals:

_____ Standard Sales

_____ MCV _____ HAP _____ OTHER (_____)

_____ Standard Rent

_____ 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 PETERSON, Fred RELOCATION ADVISOR J. McIntosh
 ADDRESS 501 N. Monroe PHONE _____ PROJECT NAME Emanuel - R-20
 SEX M ETHN White VETERAN _____ AGE 89 PARCEL NO. R-10-14
 MARITAL STATUS Married TENURE Owner
 DISABILITY _____ INDIV _____ FAMILY X
 ELIGIBLE FOR: PUBLIC HOUSING _____ FHA 235 _____
 RENT SUPPLEMENT _____ OTHER _____
 INITIAL INTERVIEW 11/22/71 DATE INFO PAMPHLET DELIVERED 2/9/71
 NOTICE TO MOVE _____ DATES EFFECTIVE _____ EXPIRATION DATE _____
 NOTIFY IN CASE OF EMERGENCY Daughter - 2534 S. E. Salmon

DATE ON SITE:	<u>1948</u>
INITIATION OF NEGOTIATIONS:	<u>11/8/71</u>
DATE OF ACQUISITION:	<u>1/13/72</u>

ECONOMIC DATA

Employer _____ \$ _____
 Address _____
 MCW _____
 Social Security _____
 Pension R. R. retirement 204.00
 Other R. R. retirement 191.00
 TOTAL MONTHLY INCOME \$ 395.00

FAMILY COMPOSITION

Name	Relation	Age
<u>Ruth</u>	<u>Wife</u>	<u>74</u>

DWELLING UNIT FROM WHICH RELOCATED

		S	SS
Subsidized Sales	<u>Single Family</u>	<u>X</u>	
Subsidized Rental	<u>Multiple Family</u>		
Public Housing	<u>Duplex</u>		
Private Rental	<u>Mobile Home</u>		
Private Sales	<u>X</u>		

Age of Structure 28 No. Rooms 7
 No. Bedrooms 2 Furn. _____ Unfurn. X
 Utilities \$ _____
 Monthly Payments (Rent) \$ _____
 Acquisition Price \$ 8,500
 Taxes \$ _____ Equity \$ _____
 Liens \$ _____

Size of Habitable Area 818

HOUSING REFERRALS

Address	Bedrooms

AGENCY REFERRALS

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

AGENCY ACTION:	REASONS:
Appeals	
Dictated	
Refused Assistance	
Address Unknown (tracing)	
Other (death, etc.)	

TEMPORARY RELOCATION

Within Project	
Outside Project	

Date Moved In _____
 Address _____
 Reason _____

REPLACEMENT DWELLING UNIT

Client Referred X LPA Referred _____
 Address 2434 N.E. 57th Phone _____ Date of Move 2/1/72

WHERE RELOCATED:

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

Furnished _____ Unfurnished X Number of Rooms _____ Number of Bedrooms 3 Habitable Area 969
 Utilities \$ _____ Monthly Payments (Rent) \$ -0- Purchase Price \$ 18,702.35
 Age of Structure: _____ Taxes \$ 422.93 Equity \$ 18,702.35 Distance Moved Away _____
 Name of Moving Company Self-move Name of Realtor Mayfair

BENEFITS RECEIVED

Type	Ck #	Date	Amount
RHP	267 EH	1/26/72	\$ 10,000.00
TACO (Rental)			\$
TACO (Rental)			\$
TACO (Rental)			\$
TACO (Rental)			\$
TACO (Sales)			\$
Fixed Moving	28842 G	1/26/72	\$ 500.00
Actual Move			\$
Storage			\$
Incidental	29288 G	2/18/72	\$ 57.85
Interest			\$

Purchase Price \$ 18,702.35
 Down Payment \$ 8,702.35
 RHP \$ 10,057.85
 Total Down - \$ 18,702.35
 Total Mortgage \$ -0-

TOTAL BENEFITS RECEIVED \$ 10,557.85

REALTOR: Mayfair (Wyatt Sleth) ESCROW CO. Pioneer Natl. OFFICER Egberg

INTERVIEW REGISTER

Relocation
Worker

Date	Description	Initials
1/15/71	Flyer delivered by Marion Scott. He is very cordial. "Destitute, wants money." Has good sense of humor.	SLC
2/9/71	Survey: will buy comparable housing- not sure of area, but not near blacks. Wants two bedroom, basement, garage, oil heat.	SLC
1/22/71	Mr. Peterson's telephone has been disconnected. I mailed letter outlining the various benefits that they might be eligible to receive and asked that they contact our office.	JMc
1/29/71	Mrs. Fred Peterson called this morning and confirmed receipt of benefit letter. She said that she has been in contact with Harold Hahn, real estate agent for the commission, and that he had made an option for their property. Tentatively, the commission has offered \$8,500 for the acquisition of their property. Very briefly, I outlined the various benefits due them but asked that they come into the office so that a more complete explanation of said benefits could be made. Mrs. Peterson said that she has been in contact with Mayfair Realty and Stan Wiley Realty and that they have shown her a number of homes. She said that the majority of homes shown to her have been in the price range of \$18,500. She said that she would like to purchase a three bedroom house with a full basement, fireplace, stall shower and carpeting. In addition, Mrs. Peterson would like to stay in the same vicinity where she is currently living. She belongs to the Mormon church and is a member of one of their wards and does not want to move out of the jurisdiction of that ward. Mrs. Peterson said that she would call back and make arrangements for an appointment.	JMc
1/30/71	Mrs. Peterson called and said that she will be in to see us, with her son-in-law on 12/6/71. Walter Priestly of Award Realty was in and said that he had been showing Mrs. Peterson some homes. He asked for an explanation of the various benefits due Mrs. Peterson. I explained that she would be paid a certain amount of money above and beyond that amount that the city paid her for her property.	JMc
12/5/71	Wyatt Slette from Mayfair Realty came into our office and gave me a copy of of an earnest money offer that Mrs. Peterson had made on a house a 2434 N.E. 57th. The owner of said house is Charlotte W. Large. I called and made arrangements to have the house inspected. Mrs. Peterson and her son-in-law came into our office this evening. She explained that, since our initial contact with her in January, her husband suffered a setback from a stroke and was recently placed in a rest home. Thus, it will be necessary for her to sign a "power of attorney". She requested that I contact Jim Barnes of legal aid and make arrangements for her to obtain said document.	
12/7/71	Contacted Jim Barnes and explained the above matter to him. We made arrangements for Mrs. Peterson to meet Mr. Barnes in his office on Thursday, December 9, 1971. I called Mrs. Peterson and informed her of the above matter. Mrs. Peterson said that she will come to our office at 5:30 on Thursday to sign the option. However, she insisted that Jim Barnes also be present. I called Norm Bukleman and informed him of the above matter and requested that he come to our office at 5:30, he accepted the invitation.	
12/8/71	Called Jim Barnes, but he was out of the office. His secretary confirmed appointment with Mrs. Peterson. I also left word with his secretary that Mrs. Peterson has insisted that he be present tomorrow evening when she signs option. He will call our office in the morning.	

INTERVIEW REGISTER

Date

Relocation
Worker

12/9/71	Mrs. Peterson came into the office this evening and signed option oh for her house. The commission acquired her house for \$8,500.00.	JMc
12/10/71	Received notification that the unit at 2434 N.E. 57th is in substandard condition. There are two deficiencies requiring immediate attention. The lower portion of the second story stairway lacks a safety handrail and the north wall of the cellar garage lacks the required fire resistive construction. I called Wyatt Slette of Mayfair Realty and informed him of the deficiencies.	JMc
12/13/71	Prepared "replacement housing payment claim" today. Mrs. Peterson was offered \$8,500.00 for the acquisition of her dwelling. Utilizing the comparative method, it has been determined that it would cost Mrs. Peterson \$21,500 to purchase a comparable dwelling. The purchase price of the house at 2434 NE 57th is \$18,500.00; thus, Mrs. Peterson is entitled to receive a replacement housing payment up to \$10,000.00.	
1/4/72	Wyatt Slette of Mayfair Realty called and said that the seller of the unit at 2434 N.E. 57th was making the required repairs. He will call again when they have been completed. At that time I will arrange to have the house re-inspected.	JMc
1/11/72	Wyatt Slett called and said repairs had been completed. He contacted build-ind inspector for reinspection. Called Mrs. Peterson and informed her that everything was progressing in efficient manner. Requested that we meet at Emanuel Site Office so she could sign claim forms.	JMc
1/12/72	Mrs. Peterson came by office and signed claim forms.	JMc
	Note to file: Mrs. Peterson is eligible to receive a \$10,000 RHP, plus a moving benefit of \$400, based on the following computation:	
	<u>RHP:</u>	
	1. Cost of comparable replacement dwelling	\$21,500
	2. Acquisition payment for former dwelling	8,500
	3. Actual purchase price of replacement dwelling	18,500
	Line 3	\$18,500
	Line 2	<u>8,500</u>
	RHP	<u>\$10,000</u>
	<u>MOVING BENEFIT:</u>	
	7 rooms of furniture -	\$300
	Dislocation allowance -	<u>200</u>
		<u>\$500</u>
12/18/72	Called Bureau of Buildings and asked if reinspection of dwelling at 2434 N.E. 57th had been satisfactory. Herb Farthing, inspector of said dwelling, said that unit was found to be in standard condition; however, he is waiting for building permit number to put in letter. When he has received this, he will send us a letter. Wyatt Sleth called and asked if we had received inspection letter stating that unit at 2434 N.E. 57th was in standard condition. I related the above information to him.	JMc

INTERVIEW REGISTER

Date

Relocation
Worker

1/24/
72 Received letter from Bureau of Buildings indicating that a reinspection of the house at 2434 N.E. 57th revealed that said dwelling now complies with City regulations.
Prepared claim forms for moving benefits and Replacement Housing Payment. Submitted them for approval.

1/26 Received approved claim forms, along with Warrant #267 EH in the amount of \$10,000, which represents the RHP due Mrs. Peterson and Check #28842 G in the amount of \$500 which represents moving benefits based on her occupancy of seven rooms of furniture.
Submitted Warrant to Dorothy Lyon in our Real Estate Department who will deposit said Warrant in our Escrow Account, with instructions to disburse to Mr. and Mrs. Peterson upon written authorization by the Commission that they have purchased and do occupy standard housing at 2434 N.E. 57th.
Called Mrs. Peterson and made arrangements to meet at her house on 1/27/72, at noon.

1/27 Called Mrs. Peterson to verify meeting. She has the flu; will call again tomorrow.

2/1/72 Met with Mrs. Peterson at her residence this afternoon. Delivered Check # 28842 G in the amount of \$500 which represents the following amounts:

Dislocation allowance	-	\$200
Fixed payment	-	<u>300</u>
(baed on her occupancy of 7 rooms of furniture)		
Total due Mrs. Peterson		\$500

Received letter from Mrs. Peterson authorizing Pioneer National Title Insurance Company to transfer the sum of \$10,000 now in deposit in escrow account #389239 in the form of a Replacement Housing Payment, to Pioneer National Title Insurance Company, 122nd Branch, escrow account #389178.

I submitted the above letter to our Real Estate Department, along with a memorandum documenting the fact that Mrs. Peterson does occupy the property which she purchased at 2434 N.E. 57th, and requesting that they authorize release of the RHP in the amount of \$10,000. Harold Hand, of our Real Estate Dept., prepared letter authorizing Pioneer National Title Ins. Co., at 421 S. W. Stark, to transfer the sum of \$10,000 now held in their escrow to close the transaction to purchase 2434 N.E. 57th.

I delivered the above letter to Pioneer National, they in turn gave me a copy of the deed and closing statement.

2/2 In reviewing the closing statement received from Pioneer National Title Insurance Company, it has been determined that Mrs. Peterson is eligible to receive reimbursement for the following items:

Escrow fee	\$34.50
County transfer tax	20.35
Deed recording	<u>3.00</u>
Total reimbursements due Mrs. Petersen	\$57.85

Prepared necessary claim form. Contacted Mrs. Peterson and obtained her signature on said form.

JMc

JMc

JMc

J. Mc.

J. Mc

INTERVIEW REGISTER

Date

Relocation
Worker
JMc

2/3/72 Submitted claim for approval.

2/17 Received approved claim form with check in the amount of \$57.85. Called Mrs. Petersen, told her of receipt of check and that I would mail it to her. Also requested that she turn in keys to house on Monroe.

Mrs. Petersen has received all benefits due her and has been successfully relocated, thus her file is ready to close.

JMc

DATED this 22 day of FEBRUARY 1972.

The undersigned does hereby consent and agree that all personal property left by me in the premises at _____
501 N. MONROE, 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.

Ruth R. Petersen
(firm name)

by: _____

February 18, 1972

Mrs. Ruth Peterson
2534 S.E. Salmon
Portland, Oregon 97224

Dear Mrs. Peterson:

Enclosed you will find our check no. 292886 in the amount of \$57.85.

This represents relocation benefits due you as follows:

Reimbursable incidental expenses Incurred in your purchase of the home at 2434 N.E. 57th Avenue.	\$57.85
--------------------------------------------------------------------------------------------------------	---------

It has been a pleasure dealing with you. My sincerest wishes for a
happy future.

Sincerely yours,

Relocation Services

PORTLAND DEVELOPMENT COMMISSION

1700 S.W. FOURTH AVENUE
PORTLAND, OREGON 97201

Nº 29288 G

DATE February 18, 1972

PAY TO THE ORDER OF **Ruth R. Peterson**

\$ 57.85

DOLLARS

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

NON-NEGOTIABLE

Portland Development Commission · 224-4800

DETACH BEFORE DEPOSITING CHECK

DATE	INVOICE OR CONTRACT NOS.	DESCRIPTION	AMOUNT
		Reimbursement for settlement costs per claim filed. From 501 N. Monroe (Parcel R10-14).	\$57.85

Account Distribution

NO	TITLE	AMOUNT
E 1501	Relocation Payment (Settlement Costs) (EH)	\$57.85

AC

JML

CLAIM FOR RELOCATION PAYMENT

HUD-6147
(4-66)

(Settlement Costs Incurred by Owner)

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

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 <i>(as shown in deed to local agency or in condemnation proceeding)</i> PETERSON, Ruth R.	Address <i>(Include ZIP code)</i> 2434 N. E. 57th Avenue Portland, Oregon 97213
---------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------

2. IDENTIFICATION OF PROPERTY

a. Address or Legal Description 501 N. Monroe Portland, Oregon	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) R10-14	

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 (Col. (b) + (c)) (d)	AMOUNT APPROVED (e)
	Escrow Fee	\$ 34.50	\$ 34.50	\$ 34.50
Multnomah County Transfer Tax	20.35	20.35	20.35	20.35
Deed Recording	3.00	3.00	3.00	3.00
TOTAL	\$ 57.85	\$ 57.85	\$ 57.85	\$ 57.85

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.

2/2/72

 Signature of claimant

FOR LOCAL AGENCY USE ONLY

A. DOES CLAIMANT MEET ALL TIMING REQUIREMENTS FOR ELIGIBILITY?

Yes No

If "No," explain:

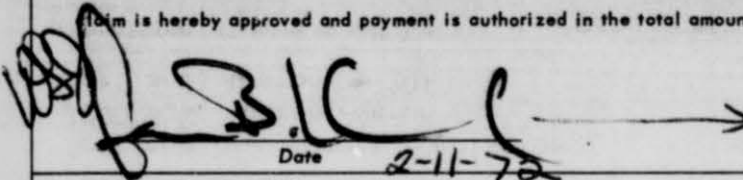
B. DETAIL OF COSTS COVERING MORTGAGE PREPAYMENT PENALTY AND COSTS ALLOCABLE TO PERIOD SUBSEQUENT TO TRANSFER OF TITLE (Show basis for, and amount of, reimbursement due claimant for (1) any mortgage prepayment penalty, or (2) any taxes or public service charges paid by, or charged to, claimant for any 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 \$ 57.85



Date

2-11-72

JBCW

Authorized signature

E. RECORD OF PAYMENT

Claim paid: \$ 57.85 by check No. 29288 dated 2/18/72
58.75 29161

Pioneer National Title Insurance Company.

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

EAST MULTNOMAH COUNTY Branch Telephone: _____

Esc. No. 389178

ESCROW STATEMENT

February 1

19 72

RUTH R. PETERSEN

PROPERTY ADDRESS: 2434 N.E. 57th

DESCRIPTION Lots 21 and 22, Block 11, SYNDICATE ADDITION TO EAST PORTLAND

	Debit		Credit	
	\$		\$	
Deposited by Portland Development Commission			10,000	00
Deposit Deposit for Closing			8,702	35
Title Insurance Policy No.				
Escrow Fee one-half		34	50	X
Taxes Pro rata share 1971-72 taxes of \$422.93 from date of possession to 7-1-72		140	98	
City Liens Multnomah County Transfer Tax		20	35	X
Reconveyance				
RECORDING				
Deed Large to Petersen		3	00	X
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 Large for Demand for Deed		18,500	00	
Paid for				
Balance - Our Check Herewith TO PETERSEN for return of		3	52	
Balance - Debit overdeposit				
TOTAL		18,702	35	18,702 35

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

klb

Pioneer National Title Insurance Company

By Lea Knight
(Mrs.) LEA KNIGHT ESCROW OFFICER



Pioneer National Title Insurance Company

227 N.E. 122ND AVENUE • P.O. BOX 16595 • PORTLAND, OREGON 97233 • TELEPHONE 224-0550

February 1, 1972

OREGON DIVISION

PORTLAND DEVELOPMENT COMMISSION

WILL CALL

ESCROW NO. 389178
RE: Large - Petersen
Property: 2434 NE 57th Avenue

Gentlemen:

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

- (XX) Statement of Receipts and Disbursements - Copy of Buyer's.
- () Our check # in the sum of \$

- (XX) Deed recorded January 31, 1972, Book 837 Page 528
records of Multnomah County, Oregon - photocopy.
- () Mortgage recorded records of Book Page
County,
- () Note dated in the sum of \$
- () Title Insurance Policy No. in the sum of \$
- () 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: Lea Knight
(Mrs.) LEA KNIGHT, ESCROW OFFICER

kkb

Stamp 20.35

4 32817
STEVENS HALL LAW FIRM OF PORTLAND ORE

KNOW ALL MEN BY THESE PRESENTS, That **LESTER L. LARGE AND CHARLOTTE W. LARGE**, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by **RUTH R. PETERSEN**

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of **MULTNOMAH** and State of Oregon, described as follows, to-wit:

Lots 21 and 22, Block 11, SYNDICATE ADDITION TO EAST PORTLAND, in the City of Portland, County of Multnomah and State of Oregon.



IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE:
To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

and that grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 18,500.00. ~~However, the actual consideration consists of or includes other property or value given or promised which part of the consideration (indicate which)~~

In construing this deed and where the context so requires, the singular includes the plural.
WITNESS grantor's hand this 12 day of January 19 72.
Lester L. Large
LESTER L. LARGE
Charlotte W. Large
CHARLOTTE W. LARGE
BY: *Charlotte W. Large*
CHARLOTTE W. LARGE, His Attorney-in-fact ~~acted~~ *acted* on *12* January 12, 19 72
STATE OF OREGON, County of MULTNOMAH)
Personally appeared the above named Charlotte W. Large

and acknowledged the foregoing instrument to be her voluntary act and deed
Before me: *Jan Knight*
Notary Public for Oregon
My commission expires January 29, 1973
(OFFICIAL SEAL)

NOTE—The dashes between the symbols —, if not applicable, should be deleted. See Chapter 602, Oregon Laws 1967, as amended by the 1967 Special Session.

BOOK 837 PAGE 528

36919

JAN 31 1972

DATED this 5 day of February 19 72 .

The undersigned does hereby consent and agree that all personal property left by me in the premises at 501 N. Monroe, 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.

X Ruth R. Petersen
(firm name)

by: W/E

Ira C. Keller
Chairman

Harold Halvorsen
Secretary

Vincent Raschio
Edward H. Look
John S. Griffith

PORTLAND DEVELOPMENT COMMISSION
1700 S. W. FOURTH AVENUE • PORTLAND, OREGON 97201 • 224-4800

February 1, 1972

John B. Kenward
Executive Director

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

Attention: Jean Egberg, Escrow Officer

Gentlemen:

Re: Our Parcel R 10-14
Your Escrow No. 389239
PETERSEN, Fred and Ruth R.

This is to authorize you to transfer the sum of \$10,000 representing replacement housing payment now held in your escrow to close the transaction to purchase 2434 N. E. 57th.

Yours very truly,


Harold D. Hand
Chief, Real Estate

HDH:j

MEMORANDUM.

Date 2/1/72

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

Escrow Company Pioneer National
Escrow No. 389239
Parcel No. R-10-14
Name Ruth Peterson
Moving Date 2/2/72

The above client has relocated and does occupy the property which they purchased at 2434 7th St. The City Bureau of Buildings reports that the structure complys with City Housing Regulations.

Please authorize the release of the Replacement Housing Payment in the amount of \$ 10,000.00.

James W. McIntosh
Relocation Worker

File

January 27, 1972

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

ATTENTION: Jean Egberg
Escrow Officer

Re: Escrow No. 389239
PETERSEN, Fred and Ruth R.
Parcel No. R-10-14

Gentlemen:

Enclosed is Warrant No. 267 EH in the amount of \$10,000 representing a replacement housing payment, to be deposited to subject escrow for disbursement to Mr. and Mrs. Petersen upon written authorization by the Commission that they have purchased and do occupy standard housing at 2434 N. E. 57th Avenue.

Yours very truly,

John B. Kenward
Executive Director

JBK:d1
Enclosure (1)

RECEIVED
JAN 31 1972
JEAN EGBERG

February 1, 1972

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

ATTENTION: Jean Egberg
Escrow Officer

RE: Escrow Account No. 389239
PETERSEN, Fred and Ruth R.

Gentlemen:

This is to authorize you to transfer the sum of \$10,000.00, now on deposit in the above account in the form of a Replacement Closing Payment, to Pioneer National Title Insurance Company, 12nd Avenue Branch, Escrow account no. 389239.

PORTLAND DEVELOPMENT COMMISSION

1700 S.W. FOURTH AVENUE
 PORTLAND, OREGON 97201

Nº 28842 G

DATE January 26, 1972

PAY TO THE
 ORDER OF

Ruth R. Peterson

\$ 500.00

DOLLARS

NON-NEGOTIABLE

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

Portland Development Commission • 224-4800

DETACH BEFORE DEPOSITING CHECK

DATE	INVOICE OR CONTRACT NOS.	DESCRIPTION	AMOUNT
		Reimbursement per Claims for Relocation Payment filed. Move from 501 N. Monroe (Parcel R-10-14).	
		Dislocation allowance	\$200.00
		Fixed payment - own furniture	300.00
			<u>\$500.00</u>

Account Distribution

NO	TITLE	AMOUNT
E 1501	Relocation Payment (Fixed payment - Family)	(EH) \$500.00

Received 1/1/72

X Ruth R. Peterson

JMS

AC

(For Local Agency Use Only)

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

NAME AND ADDRESS OF CLAIMANT:

Ruth R. Petersen
2434 N. E. 57th Avenue
Portland, Oregon 97213

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 <u>1/</u>	Authorized Signature	Date
A. Fixed Payment and Dislocation Allowance	\$		
1. Fixed payment \$ <u>300.00</u>			<u>1-26-72</u>
2. Dislocation allowance \$ <u>200.00</u>			
3. Total \$ <u>500.00</u>	\$ <u>500.00</u>		
B. Actual Moving and Related Expenses	\$		
1. Initial payment including, if applicable, storage and related costs in the amount of \$ _____	_____	_____	_____
2. Supplementary payment (s) for storage costs:	_____	_____	_____
3. Final payment for moving expenses covering storage and related costs	_____	_____	_____

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

5. RECORD OF PAYMENTS MADE

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

WORKSHEET FOR ALL MOVING CLAIMS

1. Name Ms. Ruth A. Peterson Project Emmanuel Hospital Project
 2. Date(s) of move _____ Parcel No. OAD R-20
 3. Dwelling unit from which you moved:
 Address 501 N. Monroe No. of rooms 7
 ___ Furnished Unfurnished Date you moved into this unit 1947
 4. Dwelling unit to which you moved:
 Address 2434 N.E. 67th
 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)

PORTLAND DEVELOPMENT COMMISSION

1700 S.W. FOURTH AVENUE
 PORTLAND, OREGON 97201

N^o 267 EH

DATE January 26, 1972

PAY TO **Pioneer National Title Insurance Company**

\$ 10,000.00

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 Ruth R. Petersen, RHP for Homeowners per claim filed. From 501 N. Monroe (Parcel R-10-14). Lump sum payment	<u>\$10,000.00</u>

Account Distribution

NO.	TITLE	AMOUNT
E 1501	Relocation Payment (RHP)	\$10,000.00

AC

Jms

CLAIM FOR REPLACEMENT HOUSING PAYMENT FOR
HOMEOWNERS

NAME, ADDRESS, AND ZIP CODE OF DISPLACING AGENCY	PROJECT NAME (if applicable)
Portland Development Commission	Emanuel
1700 S.W. Fourth Street	PROJECT NUMBER: ORE. <u>R-20</u>
Portland, Oregon 97201	R-16

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: 12/

Family Individual

Parcel No. R-10-14

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 501 N. Monroe
Portland, Oregon
2. Date you first occupied this dwelling as the owner 1947
Month-Day-Year
3. Number of bedrooms in the dwelling 3
4. Date of initiation of negotiations for local agency acquisition of dwelling November 8, 1971
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)
2434 N.E. 57th Portland, Oregon
7. Number of bedrooms in replacement dwelling 3
8. Purchase price of the replacement dwelling \$ 18,500.00

9. Complete either a. or b.:

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

Date you signed 12/3/71 Date of
purchase agreement 12/3/71 Settlement _____
Month-Day-Year Month-Day-Year

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

Date you signed _____ Date of
purchase contract 12/3/71 settlement _____
Month-Day-Year Month-Day-Year

Date you expect
to occupy _____
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

_____ 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)
	\$	\$	\$	\$
TOTAL	\$	\$	\$	\$

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.

12/9/71
Date

X Ruth P. Petersen
Signature of Owner-Occupant (s)

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

NAME AND ADDRESS OF CLAIMANT:

Mrs. Fred Peterson
501 N. Monroe
Portland, Oregon

NAME OF LOCAL AGENCY:

Portland Development Commission
1700 SW Fourth Street
Portland, Oregon 97201

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: 1947 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: 1947 Date of Initiation of
Negotiations: November 8, 1971

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

Date of Displacement: 2/1/72 Date of Purchase of Replacement
Housing: 2/1/72

Date of Occupancy of Replacement Housing: 2/1/72
(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: November 8, 1971

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 \$10,000 is authorized.

1-25-72
Date

[Signature]
Authorized Signature

7. RECORD OF PAYMENT

Date of Payment: 1/26/72 Check No. 26754 Amount: \$10,000.00

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

NAME AND ADDRESS OF CLAIMANT

COMPUTATION PREPARED BY:

McIntosh

12/11/71

Name

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) | \$ | <u>10,000.00</u> |
| 2. Plus interest payment (Block C, Step 4, Last line) | + \$ | <u> </u> |
| 3. Plus costs incidental to purchase (Total amount approved by agency, from claim form, Block 3C, Column (e)) | + \$ | <u> </u> |
| 4. Total (Sum of Lines 1, 2, and 3) | \$ | <u>10,000.00</u> |
| 5. Minus adjustments (Attach explanation; e.g., amount previously received as Replacement Housing Payment for Tenants and Certain Others) | - \$ | <u> </u> |
| 6. Total Replacement Housing Payment for Homeowner (Line 4 minus Line 5) | | <u>\$ 10,000.00</u> |

(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 | \$ | <u>18,500.00</u> |
| 2. Cost of comparable replacement dwelling (Cost based on: <u> </u> Schedule <u> X </u> Comparative <u> </u> Other) | \$ | <u>21,500.00</u> |
| 3. Acquisition payment made by agency for claimant's former dwelling | \$ | <u>8,500.00</u> |

Computation

- | | | |
|----------------------------------------|------|-----------------------------------------|
| 4. Line 1 or Line 2, whichever is less | \$ | <u>18,500.00</u> |
| 5. Minus Line 3 | - \$ | <u>8,500.00</u>
10,000.00 |
| 6. Amount of differential payment | | <u>\$ 10,000.00</u> |

WORKSHEET FOR RHP CLAIM FOR HOMEOWNERS

NAME AND ADDRESS OF DISPLACING AGENCY

PROJECT NAME Emmanuel

PROJECT NO. CRB R-16 20

Full name Fred and Ruth Peterson.

Family Individual

Date of Displacement 501 71st Monroes

Parcel No. B-10-14

A. I Address of unit from which you moved 501 71st Monroes
 Date you first occupied as owner-occupant 1947
 Number of bedrooms 3 Date of initiation of negotiations Nov. 8, 1971
 Payment made by local agency for this dwelling \$ 8,500.00

A. II Address of unit to which you moved 2434 71st 57th
 Number of bedrooms 3 Purchase price of replacement dwelling \$ 18,500.00
 Date you signed purchase agreement 12/4/71
 Date of settlement _____
 Date you expect to occupy _____
 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 1947 Date of acquisition ~~1947~~
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 _____
 Date of purchase of replacement housing _____
 Date of occupancy of replacement housing _____
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 Nov 8, 1971
5. Is replacement dwelling standard Yes No

CONNIE McCREADY
COMMISSIONER
DEPARTMENT OF PUBLIC UTILITIES



CITY OF PORTLAND
OREGON

97204

January 19, 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. Chegwiddden, Chief

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

Re: 2434 N.E. 57 Avenue

Attn: Jim McIntosh

Gentlemen:

A reinspection was made by the Housing Division of the two-story, wood frame, three bedroom, single-family dwelling and attached garage at the above address.

Our inspector reports the substandard conditions have been corrected and the structure complies with City Housing regulations at this time.

Yours truly,

C. N. CHRISTIANSEN
BUILDING INSPECTIONS DIRECTOR

S. J. Chegwiddden
Chief Housing Inspector

CHF:mfm

cc: Mrs. Charlotte Large
2434 N.E. 57 Avenue

Place and Date PORTLAND OREGON DEC 3, 1971
RECEIVED OF RUTH R. PETERSEN (A MARRIED WOMAN)

as purchaser, the sum of \$ 500.00 (Cash) (Check) (Note) as earnest money and in part payment of the purchase of the following described property situated in MULT County, house and lot sold as is, located at 2434 N.E. 57th, PORTLAND, OREGON

which premises have this day been sold to said purchaser for the sum of \$ 18,500.00, payable as follows: \$ 500.00 (Cash) (Check) (Note) above received for and \$ 18,000.00 upon acceptance of title and delivery of DEED balance 0 THIS IS AN ALL CASH SALE. THIS IS AN OPEN END CONTINGENCY. UPON THE APPROVAL OF THE PORTLAND DEVELOPMENT PROJECT. SELLER'S SIGNATURE CONTINGENT UPON APPROVAL BY COURT OR GUARDIAN OF LESTER LARGE CONTINGENT TILL DECEMBER 14, 1971 free from encumbrances except those of public record.

Subject to acceptance by owner, who shall furnish title insurance insuring marketable title in seller, sale to be completed as soon as all papers are ready. Taxes are to be pro rated as of the date of possession. Fire Insurance to be pro rated as of date of possession or purchaser may provide their own Fire Insurance. If owner does not approve sale, or cannot furnish marketable title within reasonable time, the earnest money herein received for shall be refunded, but if owner approves sale and title is marketable and the purchaser fails to complete purchase as above specified, the earnest money herein received for shall be forfeited to the undersigned agent to the extent of agreed upon commission, and residue to owner as liquidated damages. Possession of the above premises is to be delivered to the purchaser immediately on delivery of the deed or contract above mentioned or on 30 days AFTER CLOSING 19____, or as soon thereafter as existing laws and regulations will permit removal of tenants, if any. Time is the essence of this contract. ~~Seller agrees to pay pro rata title mortgage interest and taxes.~~ Papers and funds necessary for closing shall be deposited in Escrow. Buyer and seller each agree to pay one-half of escrow and closing fee. All fixtures such as venetian blinds, drapery and curtain rods, window and door screens, storm doors and windows and attached television antenna are included as part of the property to be purchased. WASHER, DRYER COMBINATION

MAYFAIR REALTY, INC. Broker FOUNDER REALTY
By Wynette J. Helto

I hereby agree to purchase above property upon above mentioned terms and conditions.
Address 501 N. MARVUE (Purchaser) Ruth R. Petersen
Phone 288-1051

I approve and accept the above sale and agree to above mentioned terms and conditions this 4 day of DECEMBER 1971, and agree to pay forthwith to said agent a commission of \$ 1,295.00 for services rendered in this transaction.
Address 2434 N.E. 57th (Owner) Charlotte St. Large
Phone 284-3219

To be prepared in quadruplicate. I hereby acknowledge receipt of a copy of this earnest money receipt.

- (1) Purchaser's receipt _____
- (2) Purchaser with all signatures _____

December 13, 1971

Mr. and Mrs. Fred Peterson
501 N. Monroe
Portland, Oregon 97227

Dear Mr. and Mrs. Peterson:

The Portland Development Commission has approved a Homeownership
Housing Payment in the amount of \$10,000.00 contingent upon the
purchase of a replacement home at 2423 N. E. 37th for the sales
price of \$18,500.00. This grant will be placed in your escrow
account at Security Escrow with instructions to be released
upon verification that you have purchased and
occupied the above building and that the building has
provided certification that the house meets current requirements
for standard housing.

Fred Peterson
501 N. Monroe
Portland, Oregon 97227

Housing Additive Rent Supp. Down Payment Economic Rent

Relocatee Fred and Ruth Peterson Address 501 N. Monroe

ITEM	SUBJECT			COMPARABLE #1			COMPARABLE #2			COMPARABLE #3		
Multiple Listing #	XXX						Appears to be most comparable			Purchasing		
Sale or Rent Price	\$8,500			Asking \$18,500			Asking \$21,500			\$18,500		
Address	501 N. Monroe			3407 N.E. 68th			3216 N.E. 29th			2434 N.E. 57th		
No. of Rooms	BR	Bath	Total Rooms	BR	Bath	Total Rooms	BR	Bath	Total Rooms	BR	Bath	Total Rooms
	3	1	7	3	1	7	3	1 1/2	7	3	1 1/2	7
Type	1 Story			1 1/2 Story			1 1/2 Story			1 1/2 Story		
State of Repair	Int. Good			Good			Good			Good		
Type of Neighborhood	Commercial Fair			Residential			Residential			Residential		
Street Improvements	Paved C. Sw.			Paved C. Sw.			Paved C. Sw.			Paved C. Sw.		
Availability of Public Services	Lloyd Center Hospital, Bus			Bus Lloyd Center			Bus Lloyd Center			Bus Lloyd Center		
Lot Size	27 x 72			40 x 100			44 x 100			50 x 100		
Year Built	1943			1926			1928			1927		
Fireplace	Yes			Yes			Yes			Yes		
Heating System	Oil			Oil			Oil			Oil		
Basement	Full			Full			Full			Full		
Garage	Single			Single			Single			Single		
Habitable Area	928			1300			951			969		
Total Area	1636			2600			1902			1938		
Furnished or Unfurnished	Unf.			Unf.			Unf.			Unf.		
Extraordinary Amenities	County Assessor says "A modern-			None			New exterior paint			None		

built home in old run-down district."

Comparable # _____ is considered most like subject because:

The adjusted price is \$ _____. Explain _____

By _____ Date _____

CONNIE McCREADY
COMMISSIONER
DEPARTMENT OF PUBLIC UTILITIES

*Rounder
Beatty*



CITY OF PORTLAND
OREGON

97204

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

December 9, 1971

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

Re: 2434 N.E. 57 Avenue

Attn: Jim McIntosh

Gentlemen:

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

Our inspector reports the following conditions are in non-compliance with City regulations:

1. Lower portion of the second story stairway lacks a safety handrail.
2. The north wall of the cellar garage lacks the required fire resistive construction.

Please notify the Housing Division of the Bureau of Buildings, 2200 N.E. 24 Avenue, Telephone 288-6077, when the corrections have been completed, under proper permit where required, and a reinspection can be made.

Yours truly,

C. N. CHRISTIANSEN
BUILDING INSPECTIONS DIRECTOR

S. J. Chegwidan
Chief Housing Inspector

CHF:mfm

cc: Mrs. Charlotte Large
2434 N.E. 57 Avenue

R E C E I P T

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

Ruth R. Petersen

9/9/71
date

Dwelling Unit Inventory

- QUANTITY
- Beds & Springs
 - Bedroom Chair
 - Breakfast Table
 - _____ Breakfast Table Chairs
 - _____ Bridge Lamp & Shade
 - _____ Buffet
 - _____ Chest of Drawers
 - _____ Coffee Table
 - Couch
 - Davenport
 - Desk
 - _____ Dining Table
 - _____ Dining Chairs
 - Dresser
 - End Table
 - _____ Floor Lamp & Shade
 - _____ Mirror

- QUANTITY
- Night Stand
 - _____ Occasional Chair
 - _____ Overstuffed Chair
 - _____ Overstuffed Rocker
 - _____ Range
 - _____ Refrigerator: Brand _____
 - _____ Rocker
 - _____ Rug & Pad: Size _____
 - Stool
 - _____ Table Lamp & Shade
 - _____ Table, small
 - _____ Vanity & Bench
 - _____ Suitcases
 - Trunks
 - Cartons, Boxes, Etc.
 - Clothes
 - Bedding & Linens

Miscellaneous (List Items)

COMMENTS:

PORTLAND DEVELOPMENT COMMISSION

November 22, 1971

2000 OFFICE
BRADLEY BUREAU BUILDING
500 N. MICHIGAN ST.
PORTLAND, OREGON 97208
PHONE 823-2200

Mr. Fred Peterson
501 N. Monroe
Portland, Oregon

Dear Mr. Peterson:

A thorough study has been made of the property you own, the neighborhood in which you live, and the availability of this property in the general area. The relocation benefits available to you, depending upon your eligibility, are as follows:

Relocation advisory assistance to help you find a replacement home.

Having payment to reimburse you for the actual cost of moving your personal property, up to a certain amount.

Basic assistance to help you locate a new home or purchase a new home. If you purchase a new home, you will receive a certain amount of assistance already paid, and you will receive a certain amount of assistance in addition. All money received is subject to certain conditions and is to be used in four ways:

1. To pay for the purchase of a new home or the down payment on a new home.

2. To pay for the cost of moving your personal property to the new home.

3. To pay for the cost of the utility bills for the new home.

4. To pay for the cost of the furniture for the new home.

Very truly yours,
[Signature]

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

Date _____

Analyst Cannucci Surveyed 2/9/71 Tabulator _____ Date _____
 Dwelling Unit No. 7 Structure No. 7 Census Block No. 30 Census Tract No. 22A
 Street Address 501 N. Monroe Apartment No. _____
 Legal Description _____

NAME OF OCCUPANT: (Same) NAME & ADDRESS OF OWNER: Fred Petersen NAME & ADDRESS OF PROP. MGR: _____
501 N. Monroe
 TELEPHONE: _____ TELEPHONE: 288-4228 TELEPHONE: _____
 INTERVIEWED? () Yes () No INTERVIEWED? (X) Yes () No INTERVIEWED? () Yes () No

I. DESCRIPTION OF STRUCTURE

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

This structure has 1 stories (do not count basement)

II. OCCUPANCY STATUS OF DWELLING UNIT

Owner occupied
 _____ Renter occupied
 _____ Vacant

III. SIZE OF DWELLING UNIT

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

IV. ASSESSOR'S MARKET VALUATION DATA

A. Dates or period of time
1971 Period market value data applicable
1967 Date of last appraisal
1943 Date structure was originally built
 _____ Date of any major alterations

B. Market value data for one-family dwelling

	Market value	Computed value per sq. ft.
Land	\$ <u>1760</u>	\$ _____
Improvements	<u>5660</u>	_____
Total	<u>7420</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

4380

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 Cannucci Date of survey 2/9/71 Tabulator _____ Date tabulated _____ Dwelling Unit No. 7 Structure No. 7 Census Block No. 30 Census Tract No. 22A Street Address 501 N. Monroe Apartment No. _____

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

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

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

Table with columns: Name, Family relation, Age, Sex, Occupation. Row 1: Fred Petersen, Head of household, 89, M. Row 2: Ruth Petersen, wife, 74, F.

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

Table for jobholders with columns: Names of jobholders, Names of employers, Street address where jobs are located, Distance to work.

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

Table for monthly income with columns: Names of persons, Amount of income per month (In month before this survey, In an average month during 1970). Includes Fred Petersen (\$204), Ruth Petersen (\$191), and Total family income (\$395).

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

- 1. Location (indicate approximate cross streets) unknown, but not near blocks
2. Transportation, number of autos owned —, use bus —, walk X
3. Will rent house —, apartment —, expect to pay rent, including utilities, at \$ — per mo.
4. Will buy house in price range \$ same, down payment of \$ —, monthly payment of \$ more
5. If now buying this house, how much are payments on contract or mortgage monthly \$ more
6. Size of unit to be sought, number of bedrooms 2, kitchen 1, dining room 1, living room 1, number of bathrooms 1, total sq. ft. in dwelling unit same
7. Other characteristics (W) O B I M

want basement, garage, oil heat

Date on site 24 years

AND APPRAISAL 19 68

ACCOUNT NO 1-71080-3040

19 68

MARKET DATA		ADJUSTMENTS	IND VALUE
IDENTIFICATION	DATE		

CLASS	4	STORY	1	AREA	818	BASE FACTOR	
ADDRESS	501 N. Main						
FDN	CON	W.P.	BMT	Sett	3.9	1.2	1.4
B5M T ROOMS	1	2	1	1			
FLOORS	1	1	1	1			
ROOF	G	H	F	Alum	Comp	Shk	Shk
EXTER	S	Shks	Siding	Bk	Stucc	Bk	F.D
INTER	L	Drywall	Jamb	Fr	Hdw	BT	200
PLUMB G FACILITY	Sink	DW	Toil	WB	Tub	Enc	Shower
HEAT	H W	Bk	Pipe	Floor	Gas	Floor	H.A 818
FIREPLACE	1	0	5	0	1	2	2
ATTIC	2	Unit	Fin	BR	Bath	Lo	H 2.4 1.2 1.4
2ND STY	0	BR	Bath	Lo	V		
BAYS							DORMERS
MISC							
MISC	V F & H	R & O	V F				26 + 40
OUTSIDE	1000	BT	Sprinkler	YL			

1600
350

MONTHLY RENTAL S		X GRM	IND VALUE
SOUNDING		SITE ADJUSTMENTS	
ROAD TYPE	D		
TOPOGRAPHY	3	A	E
VIEW			
OTHER			
DEPTH FACTOR			
STANDARD DEPTH			
EFFECTIVE DEPTH			

COMPUTATIONS					VALUE
LAND DESCRIPTION	SIZE OR ACRES	BASIC UNIT VALUE	ADJUST FACTORS	ADJD UNIT VALUE	
27x72 @ 20 FF	540	80	S	460	
@ .40	1700	1749		1749	

FIRST FLOOR	GARAGE	TOTAL
Rec Hall	Class	
Serv Hall	Type	
Liv Rm	Dim X	
Din Area	10	
Kitchen	818	1910
Utility		
Bedroom		
Bath		
Inv		
Den		
TOTAL DEPRECIATED REPLACEMENT COST		5478

11910

TOTAL AREA	SUB-TOTAL	
REMARKS	SITE ADJ	
	TOTAL APPR VALUE	1700
	19 APPR VALUE	
	19 APPR VALUE	
	19 APPR VALUE	
	19 APPR VALUE	
APPRaiser	DATE	
Jed Kern	4 27 67	

MISC	BUILT 1943	ADJUSTMENT 50	19 68
Dim. X	PERM. NO	Age 73	APPR. VALUE
Fdn	PREV APPR 1962	Func -10	19 APPR. VALUE
Const		Econ -17	19 APPR. VALUE
Roof MISC		Cond.	19 APPR. VALUE
Dim. X		NET 46	19 APPR. VALUE
Fdn			19 APPR. VALUE
Const			
Roof			

5478

500

1 1-71080-3040 PETERSEN, FRED & RUTH

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

501 N MONROE ST
 PORTLAND, OREGON

972

RIVERVIEW SUB

LOT BLOCK

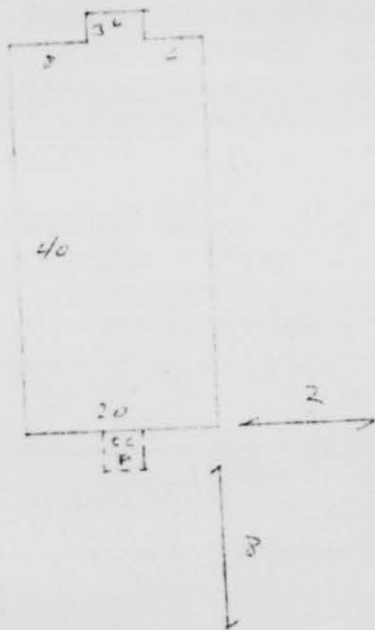
E 27' OF S 72' OF

14 10

PROPERTY ADDRESS: 501 N MONROE ST
 PORTLAND

APPEALS:

ASSESS YEAR	MIN RIGHTS	SUMMARY	ASSESSED VALUATION		REAL PROPERTY	TAX
			LAND	IMPS	TOTAL	
1968			1700	5450	7150	
1971			1760	5660	7420	



AVE OR ST

AVE OR ST

501 N. Monroe AVE OR ST
 FRONT OF BUILDING

REMARKS
 0 x of Very Narrow Site Area house
 0 A / A Modest home in old run down Dist.
 No of use - see

DATE / 30 68 SIGN *[Signature]* DEPUTY

OUTSIDE	CHECKED	REVIEWED	BLDG COUNT	INDEX	RE-CHECKED	NOTIFIED
DATE	FEB 21 69	MAY 14 68				
BY	S. MILLER					

FORM 67 REV 3-65