

	DESCRIPTION	ROLL NO	ODOMETER
PARCEL NO. AB-3-8	STOKES, SAMUEL 2931 N. GANTENBEIN		
PARCEL NO. E-3-5	STUART, JERRY A. JR. 2648 N. COMMERCIAL CT.		
PARCEL NO. R-8-12	TAYLOR, BIRDIE LEE 3229 N. GANTENBEIN		
PARCEL NO. R-8-1	THOMAS, AUGUSTINE (MRS.) 302 N. COOK (DECEASED)		
PARCEL NO. RS-4-9	THOMAS, CHARLES 7 N. RUSSELL #8		
PARCEL NO. R-8-1	THOMAS, WILLIE 300-302 N. COOK		
PARCEL NO. E-4-3	THOMPSON, FRED 322 N. KNOTT		
PARCEL NO. A-3-6	THOMPSON, HEWEY 242 N. COOK		
PARCEL NO. E-3-2	TURNER, REV. BRADY 508 N. KNOTT		
PARCEL NO. E-2-2	TURNER, FLORENCE 532 N. GRAHAM		
PARCEL NO. A-4-4	TURNER, QUEEN E. 260 N. IVY		
PARCEL NO. E-3-8	VAN ZILE, HAZEL 2640 N. KERBY		
PARCEL NO. A-4-2	VERNON, CECIL L. 222 N. IVY		
PARCEL NO. AB 3-5	WALLIN, JACOB E. 413 N. STANTON		
PARCEL NO. RS-4-4	WALTON, LLOYD & WILLIE MAE 102-06 N. KNOTT		
PARCEL NO. E-4-1	WARD, ARTHUR B. 2651 N. GANTENBEIN		
PARCEL NO. E-4-1	WARD, BILLY L. 2651 N. GANTENBEIN		
PARCEL NO. R-8-2	WARREN, LEO & INA 312 N. COOK		

R E S U M E /

DATE _____

NAME TURNER, Queen E.

Mrs. Turner seems very happy with her new home and has redecorated it. She is very hard working and makes good money. She is a very proud person. Very nice to work with.

(signed) _____
worker

RESIDENTIAL RELOCATION RECORD

Project Name _____ Parcel No. A-4-4 Advisor CD
 Client's Name Turner, Queen C. Phone 281-7593
 Address 260 N. Hwy Ethn B Age 45
 Male Family Married Renter/Occupant
 Female Individual Single Owner/Occupant

Family Composition

Total Number in Family 1
 _____ wife, husband

Other: Relation Age Relation Age

Economic Data

Employer Lansley Building \$ 700 -
 Address _____
 Other Source of Income _____ \$ _____
 Total Monthly Income \$ (700 -)

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 11-16-71 Date of Info pamphlet delivery _____
4-6-71
 Date Notice to Move given _____ Date Effective _____ Expires _____

CLAIMANT'S INITIAL DATE OF OCCUPANCY 2-11-69
 (a) for owner-occupants - indicate initial date of occupancy and ownership \$.
 Date of initiation of negotiations for purchase of property 5-20-71
 Date of Acquisition 5-24-71
6-14-71
 Date of letter of intent _____
 Date of move 1-8-72

DWELLING UNIT FROM WHICH RELOCATED

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

Age of Housing Unit 1909

Size of Habitable Area 1440

Furnished with claimant's furniture
 YES NO

Total Number of Rooms 7 Rent Paid \$ 50 - Utilities 27 -

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

Liens \$ _____ (please explain) _____

Acquisition Price \$ _____ Amenities _____

REPLACEMENT DWELLING UNIT

Address 3904 NE 16th LPA Referred _____ Self Referred

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

Outside city Outside state

Age of Housing Unit 1949

Size of Habitable Area 1076

No. of Rooms 5 No. of Bedrooms 2

For Claimants Who Purchased

For Claimants Who Rented

Purchase Price of Replacement Dwelling \$ 14,500

Rent \$ _____

Taxes \$ _____

Utilities \$ _____

RHP or TACO (including incidental costs) \$ 2,450

Total Rent Assistance \$ _____

Amount of Annual Payment \$ _____

No. of Housing Referrals to: 0

Agency Referrals: 6

_____ Standard Sales _____ MCW _____ 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 TURNER, Queen E. RELOCATION ADVISOR CD
 ADDRESS 260 N. Ivy PHONE 281-7593 PROJECT NAME Emanuel ORE. R-20
 SEX F ETHN black VETERAN _____ AGE 45 PARCEL NO. A-4-4
 MARITAL STATUS _____ TENURE tenant
 DISABILITY _____ INDIV X FAMILY _____
 ELIGIBLE FOR: PUBLIC HOUSING _____ FHA 235 _____
 RENT SUPPLEMENT _____ OTHER _____
 INITIAL INTERVIEW ~~4/16/71~~ 11-16-71 DATE INFO PAMPHLET DELIVERED _____
 NOTICE TO MOVE _____ DATES EFFECTIVE _____ EXPIRATION DATE _____
 NOTIFY IN CASE OF EMERGENCY _____

DATE ON SITE: <u>2/11/69</u>
INITIATION OF NEGOTIATIONS: _____
DATE OF ACQUISITION: <u>6/16/71</u>

ECONOMIC DATA

Employer Lindsey Building \$ 700.00
 Address 710 S. W. Second
 MCW _____
 Social Security _____
 Pension _____
 Other _____
 TOTAL MONTHLY INCOME \$ 700.00

FAMILY COMPOSITION

Name	Relation	Age

DWELLING UNIT FROM WHICH RELOCATED

<input type="checkbox"/> Subsidized Sales	<input type="checkbox"/> Single Family	<input type="checkbox"/> S	<input checked="" type="checkbox"/> SS	Age of Structure <u>1909</u>	No. Rooms <u>7</u>
<input type="checkbox"/> Subsidized Rental	<input type="checkbox"/> Multiple Family			No. Bedrooms <u>4</u>	Furn. <input type="checkbox"/> Unfurn. <input checked="" type="checkbox"/>
<input type="checkbox"/> Public Housing	<input type="checkbox"/> Duplex			Utilities \$ <u>27</u>	Monthly Payments (Rent) \$ <u>50</u>
<input type="checkbox"/> Private Rental	<input checked="" type="checkbox"/> Mobile Home			Acquisition Price \$ _____	Taxes \$ _____ Equity \$ _____
<input type="checkbox"/> Private Sales				Liens \$ _____	

Size of Habitable Area _____

HOUSING REFERRALS

Address	Bedrooms

AGENCY REFERRALS

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

AGENCY ACTION:

REASONS:

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

TEMPORARY RELOCATION

Within Project	
Outside Project	

Date Moved In _____
 Address _____
 Reason _____

REPLACEMENT DWELLING UNIT

Client Referred _____ LPA Referred _____

Address 3964 N. E. 16th Phone _____ Date of Move 1/8/72

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 2 Habitable Area _____

Utilities \$ _____ Monthly Payments (Rent) \$ _____ Purchase Price \$ 14,500

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

Name of Moving Company _____ Name of Realtor _____

BENEFITS RECEIVED

Type	Ck #	Date	Amount
RHP			\$ _____
TACO (Rental)			\$ _____
TACO (Rental)			\$ _____
TACO (Rental)			\$ _____
TACO (Rental)			\$ _____
TACO (Sales)	164 EH	11/24/72	\$ 2,450.00
Fixed Moving	28500 G	1/4/72	\$ 500.00
Actual Move			\$ _____
Storage			\$ _____
Incidental	235 EH	1/10/72	\$ 97.23
Interest			\$ _____

Purchase Price \$14,500
 Down Payment \$ _____
 RHP \$ 2,450.00
 Total Down - \$ _____
 Total Mortgage \$ _____

TOTAL BENEFITS RECEIVED \$ 3,047.23

REALTOR: _____ ESCROW CO. Key Escrow Services OFFICER _____

1/15/71 FLYER: delivered by Mrs. Shelton. Would not talk.

1/29/71 Called office in response to flyer. Wanted to know when she would have to move, because she was planning on putting down wall to wall carpeting. She was moved to this place by the State Hwy. She has completely painted and linoleumned house and now would like to carpet. Advised her to wait, if possible; explained benefits - which she is familiar with. She is not well, and needs surgery but would like to wait if possible until after she moves. If she has to move she would like a small house - maybe she will buy. She works nights and is home days. She oftentimes has other people living with her. She is easy to talk to.... understands procedures because of previous move by state hwy. SLC

Will call again and get more information from us if she doesn't hear soon that we have go ahead. She is impatient and wants to move now if she has to. Says that we "roar big and do nothing...except make people like me (her) wait, wait, wait."

2/11/71 SURVEY: Mrs. Turner has had two heart attacks and has some trouble getting up and down stairs. Would like to buy a house if possible - otherwise, she'll rent house (smaller than what she presently occupies). Prefers NE 20th area, two bedroom.

2/17/71 Visited with Mrs. Turner and her friend (mate). Her income as she states is \$700.00 per month. If this is true, she makes too much for an ARP payment under old regulations. She would only get moving cost. She said she would wait and see what the new Relocation Act would give her in benefits. Also she was put out because there was little or no help for her because she worked like hell and took care of herself, and others that don't work and deal in dope and prostitution, gambling, etc. get all the benefits. She wants to know why she can't get some help to buy a home. She has a dislike for FHA and HUD.

4/6/71 Mrs. Turner called to check on status of the project. Indicated that we expected it to begin soon. She seemed friendly and receptive.

11/16 Put claim in for funds for Mrs. Turner.

11/17 Called Mrs. Zo Grafos for an appointment to have the house inspected by the Bureau of Buildings. Appointment was confirmed for 10:00 a.m. 11/18/71. She said this would be fine.

11/18/71 Claim ready for Mrs. Turner signature. Called Mr. Klicks, who wanted a copy of claim for \$2450. and letter authorizing PDC to deposit the check to Key Escrow Service, 700 N. E. Multnomah.

11/19/71 Mrs. Turner signed the claim. We are now waiting for earnest money. SCD

11/22/71 House at 3964 N E 16th Was approved by B of Building inspection. SCD

11/26/71 Sent check to Key Escrow for \$2,450. (Warrant #164 EH). Closed transaction 12/28/71. SCD

January 11, 1972

Key Escrow Services, Inc.
Suite 741
Lloyd Building
700 N. E. Multnomah
Portland, Oregon 97232

ATTENTION: Virginia Gorman

Re: Escrow Account No. L 1276-T
TURNER, Queen E.

Gentlemen:

You have in the above identified account the sum of \$2,450.00 deposited in accordance with our instructions of November 26, 1971.

This is to certify that Queen E. Turner has purchased and does occupy a standard structure at 3964 N. E. 16th Avenue, Portland, Oregon. You are hereby authorized to release said sum per her instructions.

Very truly yours,

W. Stanley Jones
Relocation Supervisor

WJ:ale

November 18, 1971

Portland Development Commission
235 N. Monroe
Portland, Oregon 97227

Gentlemen:

You are hereby authorized to place in my escrow account at
KEY ESCROW SERVICES, 700 N. E. Multnomah, Room 741, Portland,
Oregon, the amount of \$2,450.00 representing my replacement
housing payment.

Queen Esther Turner
QUEEN ESTHER TURNER

Warrant Number

PORTLAND DEVELOPMENT COMMISSION

1700 S.W. FOURTH AVENUE
PORTLAND, OREGON 97201

N^o 164 EH

DATE November 24, 1971

\$ 2,450.00

PAY TO Key Escrow Services

P. D. C. \$2450 and 00 cts DOLLARS

TO THE TREASURER OF THE
CITY OF PORTLAND, OREGON

⑆ 230 00004 ⑆ 0 67144 ⑆

Harold Halverson
AUTHORIZED SIGNATURE

Robert [unclear]
AUTHORIZED SIGNATURE

DETACH BEFORE DEPOSITING CHECK

Portland Development Commission 224-4800

DATE	INVOICE OR CONTRACT NOS.	DESCRIPTION	AMOUNT
		Deposit in escrow for Queen Esther Turner, Replacement Housing Payment for tenants per claim filed. From 260 N. Ivy, (Parcel A-4-4). Lump Sum Payment	\$2,450.00

Handwritten calculations:
2450.00
- 100.00

2350.00
8/14
3/20

*Initial
AC*

PORTLAND DEVELOPMENT COMMISSION

1700 S.W. FOURTH AVENUE
PORTLAND, OREGON 97201

N^o 235 EH

DATE January 10, 1972

PAY TO **Queen Esther Turner**

\$ 97.23

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 for settlement costs per claim filed. From 260 N. Ivy (Parcel A-4-4).	\$97.23

Account Distribution

NO.	TITLE	AMOUNT
E 1501	Relocation Payments (Settlement Costs)	(EH) \$97.23

AS

JMA

CLAIM FOR RELOCATION PAYMENT

HUD-6147
(4-66)

(Settlement Costs Incurred by Owner)

NAME AND ADDRESS OF LOCAL AGENCY (Include ZIP code) Portland Development Commission 1700 S. W. Fourth Avenue Portland, Oregon 97201	PROJECT NAME (If applicable) 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 (as shown in deed to local agency or in condemnation proceeding) TURNER, Queen Esther	Address (Include ZIP code) 3964 N. E. 16th Portland, Oregon 97212
---	---

2. IDENTIFICATION OF PROPERTY

a. Address or Legal Description 3964 N. E. 16th, Portland, Oregon 97212 (replacement housing)	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) A-4-4 (on site)	

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)
	\$	\$	\$	\$
(SEE ATTACHED LIST)				
TOTAL	\$	\$	\$	\$

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

attached copy of Key Escrow Services, Inc. closing statement.

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.

12-29-71
X Queen Esther Turner

Date
Signature of claimant

FOR LOCAL AGENCY USE ONLY

A. DOES CLAIMANT MEET ALL TIMING REQUIREMENTS FOR ELIGIBILITY?

Yes No

If "No," explain:

see RHP claim paid 11-²⁷26-71 in the amount of \$2,450.00.

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

Claimant required to match RHP amount in excess of \$2,000.00.

Total claim: \$2,547.23

Total matching funds deposited in escrow account by Queen E. Turner: \$ 547.23

Paid to date 2,450.00

Balance due: \$ 97.23

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 \$ 97.23.

1-5-72
Date

[Signature]
Authorized signature

E. RECORD OF PAYMENT

Claim paid: \$ _____ by check No. _____ dated _____.

ATTACHMENT TO HUD-6147

QUEEN ESTHER TURNER

Settlement Costs Incurred by Claimant in Purchase of Replacement Dwelling

ITEM (a)	CHARGED TO CLAIMANT ON SETTLEMENT STATEMENT (b)	PAID DIRECTLY BY CLAIMANT (c)	AMOUNT CLAIMED (d)	AMOUNT APPROVED (e)
FHA appraisal fee	\$ 40.00	\$	\$ 40.00	\$ 20.00
Mortgagee's title policy	50.00		50.00	25.00
Recording warranty deed	1.50		1.50	.75
Recording trust deed	4.50		4.50	2.25
Multnomah Co. documentary stamps	15.95		15.95	7.98
Tax service fee	12.50		12.50	6.25
Credit report & photos		10.00	10.00	5.00
Survey	15.00		15.00	7.50
Escrow fee	<u>45.00</u>	<u> </u>	<u>45.00</u>	<u>22.50</u>
TOTALS:	\$184.45	\$ 10.00	\$194.45	\$ 97.23

NAME & ADDRESS OF CLIENT:

Queen Esther Turner

3964 N. E. 16th, Portland, Oregon

COMPUTATION PREPARED BY:

Chet Daniels

December 30, 1971

Date

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

Required Information

- | | |
|---|--------------------|
| 1. Amount necessary for downpayment | \$ <u>2,900.00</u> |
| 2. Costs incidental to purchase (Total amount approved by agency, from table on claim form, Column (e)) | \$ <u>194.45</u> |

Computation

- | | |
|---------------------------------------|--------------------|
| 3. Base amount (Sum of Lines 1 and 2) | \$ <u>3,094.45</u> |
|---------------------------------------|--------------------|

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

- | | | |
|--|--------|----------------------|
| 4. Amount on Line 3 in excess of \$2,000 | | \$ <u>1,094.45</u> |
| | Line 3 | \$ <u>3,094.45</u> |
| | | - \$ <u>2,000.00</u> |

- | | | |
|----------------------------------|--------|--------------------|
| 5. Amount on Line 4 divided by 2 | | \$ <u>547.23</u> |
| | Line 4 | \$ <u>1,094.45</u> |
| | | 2 |

- | | |
|---|------------------|
| 6. Matching amount (If amount on Line 5 exceeds \$2,000, enter \$2,000. Otherwise, enter the amount on Line 5.) | \$ <u>547.23</u> |
|---|------------------|

- | | | |
|--|--------|----------------------|
| 7. Base amount (Sum of amount on Line 6 and \$2,000) | | \$ <u>2,547.23</u> |
| | Line 6 | \$ <u>547.23</u> |
| | | + \$ <u>2,000.00</u> |

- | | | |
|---|-------------------------|-----------------|
| 8. Amount of downpayment assistance | | |
| a. Amount on Line 3 or Line 7 | \$ <u>2,547.23</u> | |
| b. Minus adjustments (attach explanation; e.g., amount previously received for rental assistance payment) | - \$ <u>2,450.00</u> ** | \$ <u>97.23</u> |

** PAID 11/24/71, Warrant No. 164 EH.
(Enter this amount in the space provided in Block 4 on page one of this form.)



KEY ESCROW SERVICES, INC.

Suite 741, Lloyd Bldg. - 700 N.E. Multnomah
PORTLAND, OREGON 97232
Phone 233-5651

Seller: Zografos

Escrow No. L 1276-T

Buyer: Turner

Date December 28, 1971

Mortgagee: Commonwealth, Inc.

**ESCROW CLOSING
STATEMENT**

To: Buyer: Queen Esther Turner

Pro Rata Date: 5 days from First Payment Date:
closing, estimated 1-7-72

Interest Starts: _____ Rate: _____
Dr. Cr.

PROPERTY:	\$	\$
3964 N. E. 16th, Portland, Oregon		
Purchase price	14,500.00	
Loan funds - Commonwealth, Inc.		11,500.00
Funds deposited by Portland Development Commission		2,450.00
Earnest money deposit		550.00
Reimburse seller for FHA appraisal fee	40.00	
To: Title Insurance Co.		
Title insurance policy: #270180 ALTA mortgagee's policy	50.00	
RECORDING:		
Warranty Deed	1.50	
Trust Deed	4.50	
Multnomah County Documentary stamps	15.95	
Interest Adjustment on \$ _____ from _____ to _____		
Insurance Premium PREMIUM 1st annual premium	48.00	
Policy Amount \$ 12,000.00 Company _____		
Expiration Homeowner's Premium 48.00 annual No. _____		
Agent Commonwealth, Inc.		
Taxes pro rated as of 1-7-72 to 7-1-72 (\$417.65)	201.84	
Paid \$115.00 - Loan fee		
Paid 12.50 - Tax service fee		
Paid 9 - Credit report & photos (\$10.00 prepaid)		
Paid 15.00 - Survey		
Paid 106.42 - 72-73 tax reserve - 3 mos.		
Paid 6.00 - Fire ins. reserve - 2 mos.		
Paid 4.77 - FHA ins. reserve - 1 mo.		
Paid 263.69 - TOTAL LOAN COSTS & RESERVES	263.69	
Paid escrow fee one-half	45.00	
Balance—Our Check Herewith		
Balance—Cash to Close		670.48
TOTAL	\$15,170.48	\$15,170.48

Please examine this statement at once. If no error is reported in 10 days the account will be considered correct and shall constitute acceptance of this statement, and will be considered an acknowledgment by parties of receipt of all papers and monies due them and a full release of KEY ESCROW SERVICES, INC. from all liability in connection with handling of said escrow.

APPROVED AND ACCEPTED:
By _____

KEY ESCROW SERVICES, INC.
By Margaret Loman

Date: _____

COMMONWEALTH, INC.
PURCHASER'S OR MORTGAGOR'S STATEMENT
CLOSING CHARGES AND ADJUSTMENTS

Loan No. 75527

Mortgagor TURNER, Queen Esther Property Address 3964 N. E. 16th Ave., Portlar

Term 30 Years Amount of Loan \$ 11,500.00 @ 7 % First Payment Due 2-1-72

MONTHLY PAYMENT

Principal and Interest	\$	76.59
1/12 of Annual Taxes (Estimated) . . \$425.00	\$	36.14
1/12 of Annual Fire Insurance	\$	3.50
1/12 of Annual FHA Mortgage Insurance Premium	\$	4.77
.	\$	44.41
Total Monthly Payment	\$	121.00

ADJUSTMENTS

Pro-Rate Date: Escrow

Pro-Rates:

Current Year Taxes	\$	_____
Fire Insurance Policy	\$	_____
.	\$	_____
.	\$	Escrow

Reserves:

19 <u>72-73</u> Taxes Accrued from Nov. 1st to Date 1st Payment ^{3 mos.}	\$	108.42 ✓
Fire Insurance Accrued to 1st Payment	\$	_____ (compute in Escr
FHA Mortgage Ins. Prem. One Month in Advance	\$	4.77 ✓
.	\$	_____

Miscellaneous:

Estimated Interest on Disbursements	\$	_____
Homes Assoc. of _____	\$	_____
Interest on Loan from _____ to _____ @ \$ <u>2.24</u>	\$	_____
.	\$	_____
.	\$	_____

Total Adjustments

Closing Charges: comm. assigned

FHA Fee	\$ by 1st Natl Recordings	\$ Esc.	
ALTA Title Ins.	\$ Esc.	Tax Service	\$ 12.50 ✓
Survey	\$ 15.00 ✓	Escrow Fee	\$ Esc.
Credit Report	\$ 5.50 ✓	Loan Fee	\$ 115.00 ✓
Photos	\$ 4.50 ✓		\$ 152.50

Total Closing Charges and Adjustment \$ _____

Less Cash Paid. by Purchaser \$ 10.00

Balance Due \$ _____

PURCHASER'S INSTRUCTIONS

Purchase Price \$ _____
Less: Earnest Money Paid to \$ _____
Less: Credit for: \$ _____

Less: Loan Proceeds \$ _____
Balance due on purchase price \$ _____
Plus: Loan costs and adjustments \$ _____

TOTAL CASH DEPOSIT. \$ _____

We hand you herewith executed Note and Mortgage/Deed of Trust/dated _____ in your favor in the principal amount of \$ _____ covering property as shown in _____ preliminary title report # _____ dated _____. When deed in our favor is record and the title company is in a position to issue Owner's Title Insurance Policy in full amount of purchase price subject to the usual printed exceptions and any other exceptions as listed in above mentioned title report, you are authorized and directed to disburse the money in your possession and shown above, as follows:

TO: _____ Purchase Price \$ _____
TO: Commonwealth, Inc., Loan Costs and Adjustments \$ _____

Fuel oil and water bill or any monthly utility, if any, will be adjusted by us direct with the sellers

PORTLAND DEVELOPMENT COMMISSION

1700 S.W. FOURTH AVENUE
 PORTLAND, OREGON 97201

N^o 164 EH

DATE November 24, 1971

PAY TO Key Escrow Services

\$ 2,450.00

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 Queen Esther Turner, Replacement Housing Payment for tenants per claim filed. From 260 N. Ivy, (Parcel A-4-4). Lump Sum Payment	\$2,450.00

Account Distribution

NO.	TITLE	AMOUNT
E 1501	Relocation Payment (RHP)	\$2,450.00

JAW

PORTLAND DEVELOPMENT COMMISSION

1700 S.W. FOURTH AVENUE
PORTLAND, OREGON 97201

N^o 28500 G

DATE January 4, 19 72

PAY TO THE
ORDER OF

Queen E. Turner

\$ 500.00

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 per Claim for Relocation Payment filed. Move from 260 N. Ivy (A-4-4) to 3964 N. E. 16th.	
		Dislocation allowance	\$200.00
		Fixed payment - own furniture	<u>300.00</u>
			<u>\$500.00</u>

Account Distribution

NO.	TITLE	AMOUNT
E 1501	Relocation Payments (EH) (Fixed - own furn. - Ind.)	\$500.00

received

AC

AD

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

1. FULL NAME OF CLAIMANT _____ Family Individual

TURNER, Queen E.

2. DATE(S) OF MOVE _____

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

a. Address _____
260 N. Ivy, Portland, Oregon 97227

b. Apartment, Floor, or Room Number ---

c. Was it furnished with your own furniture?
 Yes No

d. Number of rooms occupied (excluding bathrooms, hallways, and closets): 7

e. Date you moved into this address: 2/11/69

4. DWELLING UNIT TO WHICH YOU MOVED

a. Address (include ZIP Code) _____
3964 N. E. 16th, Portland, Oregon 97212

b. Apartment, Floor, or Room Number ---

c. Were household goods moved to or from storage?

Yes No

If "Yes", complete table, "Statement of Claim for Storage Costs"

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

Dislocation Allowance \$200.00

Fixed Moving Payment 300.00

(Consult local agency)

Total \$ 500.00

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.

December 28, 1971
Date

Queen Esther Turner
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:

Queen E. Turner
3964 N. E. 16th,
Portland, Oregon 97212

NAME OF LOCAL AGENCY:

Portland Development Commission
1700 S. W. Fourth Avenue
Portland, Oregon 97201

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

1. Does claimant meet basic eligibility requirements? Yes No

If "No," explain:

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

Date items inspected: _____
Month-Day-Year

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

Yes No

If "Yes," explain basis for approved amount:

4. CERTIFICATION

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

(For Local Agency Use Only)

(Complete either A or B:)

Item	Amount ^{1/}	Authorized Signature	Date
A. Fixed Payment and Dislocation Allowance	\$		
1. Fixed payment \$ <u>300.00</u>		<i>[Signature]</i> Maw	<u>1-3-72</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
<u>1/4/72</u>	<u>285006</u>	<u>\$ 500.00</u>	<u>BD</u>		\$

WORKSHEET FOR ALL MOVING CLAIMS

1. Name Queen E Turner Project Emanuel Project
 2. Date(s) of move Jan. 7, 1972 Parcel No. A4-4
 3. Dwelling unit from which you moved:
 Address 260 N Ivy No. of rooms 7
 ___ Furnished Unfurnished Date you moved into this unit 2/11/69
 4. Dwelling unit to which you moved:
 Address 3964 N.E. 16th Avenue
 Were goods moved to or from storage? ___ Yes No
 5. Total claim \$ 300.00

 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
- | | | |
|------------------------------------|----------|-----------------------------|
| 1. Monthly rate | \$ _____ | <u>Approved</u>
\$ _____ |
| 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)

Dwelling Unit Inventory

<u>QUANTITY</u>	
<u>4</u>	Beds & Springs
<u>6</u>	Bedroom Chair
<u>1</u>	Breakfast Table
<u>2</u>	Breakfast Table Chairs
<u> </u>	Bridge Lamp & Shade
<u>1</u>	Buffet
<u>4</u>	Chest of Drawers
<u>2</u>	Coffee Table
<u>3</u>	Couch
<u>1</u>	Davenport
<u> </u>	Desk
<u>1</u>	Dining Table
<u>4</u>	Dining Chairs
<u>4</u>	Dresser
<u>2</u>	End Table
<u> </u>	Floor Lamp & Shade
<u>4</u>	Mirror

<u>QUANTITY</u>	
<u>3</u>	Night Stand
<u>1</u>	Occasional Chair
<u>1</u>	Overstuffed Chair
<u>1</u>	Overstuffed Rocker
<u>1</u>	Range
<u>1</u>	Refrigerator: Brand _____
<u> </u>	Rocker
<u>3</u>	Rug & Pad: Size _____
<u> </u>	Stool
<u>8</u>	Table Lamp & Shade
<u>1</u>	Table, small
<u> </u>	Vanity & Bench
<u>6</u>	Suitcases
<u> </u>	Trunks
<u>✓</u>	Cartons, Boxes, Etc.
<u>✓</u>	Clothes
<u>✓</u>	Bedding & Linens

Miscellaneous (List Items)

<u>Freezer</u>	_____
<u>T.V. - 3</u>	_____
<u>Washer & Dryer</u>	_____
<u>Manga</u>	_____
_____	_____
_____	_____

COMMENTS:

DATED this 20th day of Dec 19 71.

The undersigned does hereby consent and agree that all personal property left by me in the premises at 260 N. Ivy _____, 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.

Queen Esther Turner
(firm name)

by: _____

CONNIE McCREADY
COMMISSIONER
DEPARTMENT OF PUBLIC UTILITIES



CITY OF PORTLAND
OREGON

97204

November 22, 1971

BUREAU OF BUILDINGS
CITY HALL

C. N. CHRISTIANSEN, Director

Building Division
C. C. Crank, Chief

Electrical Division
R. A. Niedermeyer, Chief

Plumbing Division
George W. Wallace, Chief

Permit Division
Albert Clerc, Chief

Housing Division
S. J. Chegwiddden, Chief

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

Re: 3964 N.E. 16 Avenue

Attn: Chet Daniels

Gentlemen:

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

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

Yours truly,

C. N. CHRISTIANSEN
BUILDING INSPECTIONS DIRECTOR

S. J. Chegwiddden
Chief Housing Inspector

JHM:mfm

cc: Mrs. Agatha Zografos
3964 N.E. 16 Avenue



F. M. TARBELL CO., REALTOR

Realtors of Portland — Oregon Association of Real Estate Boards — National Association of Real Estate Boards.

EARNEST MONEY AGREEMENT

Received of Queen Esther Turner, Portland, Oregon, Nov. 12, 1971 hereinafter called "purchaser," in the form of (check, cash, note) \$500.00 as earnest money and part payment for the purchase of the following described real estate situated in the City of Portland, County of Multnomah and State of Oregon, to-wit: 3964 N.E. 16th

together with the following described personal property: none

for the sum of Fourteen thousand five hundred Dollars (\$14,500.00) on the following terms, to wit: The sum, hereinabove received for, of Five hundred Dollars (\$500.00) on Owner's acceptance as additional earnest money, the sum of Dollars (\$) Upon acceptance of title and delivery of deed or contract, the sum of Two thousand five hundred Dollars (\$2,500.00) The balance of Eleven thousand five hundred Dollars (\$11,500.00) payable as follows: purchase to apply for a 203-B FHA loan in the amount of \$11,500.00 also to pay loan costs, prepaids & repairs. Subject to obtaining relocation assistance benefits.

This is same earnest money made on 10/20/71

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 none

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 none

are to be left upon the premises as part of the property purchased. Seller and purchaser agree to prorate the taxes for the current tax year, rents, interest, and other matters as of the date of delivery of possession, unless otherwise stated. Premiums for existing insurance may be prorated or a new policy issued at purchaser's option. Purchaser agrees to pay the seller for fuel, if any, in storage tank at date of possession. Encumbrances to be discharged by seller may be paid at his option out of purchase money at date of closing. The purchaser shall reimburse the seller for sums held in the reserve account on any indebtedness assumed in this transaction. All payments for fuel oil and personal property except for personal property set forth herein shall be handled directly between the purchaser and seller outside the escrow.

SELLER AND PURCHASER AGREE THAT SUBJECT SALE will 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 within 30 days from the delivery of deed or contract above mentioned, or as soon thereafter as existing laws and regulations will permit removal of tenants, if any. Time is of the essence of this contract.

F. M. TARBELL CO., REALTOR By Roy L. Stone, Executive office — 6410 S.E. Milwaukie Ave., Portland, Ore. 97202. Ph. 234-9341

AGREEMENT TO PURCHASE Date 11-19th, 1971

I hereby agree to purchase the above described property in its present condition at the price and on the terms and conditions set forth above, and grant said Realtor a period of 4 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 Queen Esther Turner

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: 3964 North 16th, Phone: 981-7593 PURCHASER: Queen Esther Turner

AGREEMENT TO SELL Date Nov. 13, 1971

I hereby approve and accept the sale of the above described property and the price and conditions as set forth in above agreement and agree to furnish 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 \$1015.

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 and recording fees, transfer tax, 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 or in a neutral escrow depository, 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. I hereby agree to pay upon closing a loan discount in an amount equal to 5.5% of the amount of purchaser's loan.

Address: 3964 N.E. 16th Ave, Phone: 281-8528 SELLER: Agatha A. Zografos

Date: I hereby acknowledge a copy of above agreement bearing acceptance of this offer by seller. Purchaser: Purchaser:

CLAIM FOR REPLACEMENT HOUSING PAYMENT
FOR TENANTS AND CERTAIN OTHERS

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

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

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

1. FULL NAME OF CLAIMANT

TURNER, Queen Esther _____ Family Individual

2. DWELLING UNIT FROM WHICH YOU MOVED PARCEL NO. A-4-4

a. Address: 260 N. Ivy, Portland, Oregon 97227 d. Monthly rental: \$ 50.00

b. Apartment or room number: --- e. Date you moved out of this dwelling: _____

c. Number of bedrooms: 2 Month-Day-Year

3. DWELLING UNIT TO WHICH YOU MOVED (RENTAL)

a. Address (include ZIP Code): _____ d. Monthly rental: \$ _____

b. Apartment or room number: _____ e. Date you moved into this dwelling: _____

c. Number of bedrooms: _____ Month-Day-Year

4. DWELLING UNIT TO WHICH YOU MOVED (PURCHASE)

a. Address (include ZIP Code): 3964 N. E. 16th, Portland, Oregon 97212 d. Incidental expenses (total from table on next page): \$ (unknown)

b. Number of bedrooms: 2 e. Date you purchased this dwelling: October 20, 1971

c. Downpayment: \$ 2,450.00 plus matching \$450.00

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

a. Address of dwelling unit from which you moved: _____ d. Monthly rental for temporary unit: \$ _____

b. Address of dwelling unit to which you moved (include ZIP code): _____ e. Will you require temporary housing for more than 3 months?
_____ Yes _____ No

c. Date of move: _____ If "Yes", total number of months you will require temporary housing: _____ months

Month-Day-Year

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

November 18, 1971

Date

Queen Esther Turner

Signature of Claimant (s)

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

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

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

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

NAME & ADDRESS OF CLIENT:

TURNER, Queen Esther

3964 N. E. 16th, Portland, Oregon 97212

COMPUTATION PREPARED BY:

Chet Daniels

November 17, 1971

Date

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

Required Information

- | | |
|---|---------------------------|
| 1. Amount necessary for downpayment, if for conventional loan | \$ <u>2,900.00</u> |
| 2. Costs incidental to purchase (Total amount approved by agency, from table on claim form, Column (e)) | \$ <u>(not available)</u> |

Computation

- | | |
|---------------------------------------|--------------------|
| 3. Base amount (Sum of Lines 1 and 2) | \$ <u>2,900.00</u> |
|---------------------------------------|--------------------|

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

- | | | |
|--|--------|----------------------|
| 4. Amount on Line 3 in excess of \$2,000 | | |
| | Line 3 | \$ <u>2,900.00</u> |
| | | - \$ <u>2,000.00</u> |
| | | \$ <u>900.00</u> |

- | | | |
|----------------------------------|--------|------------------|
| 5. Amount on Line 4 divided by 2 | | |
| | Line 4 | \$ <u>900.00</u> |
| | | 2 |
| | | \$ <u>450.00</u> |

- | | |
|---|------------------|
| 6. Matching amount (If amount on Line 5 exceeds \$2,000, enter \$2,000. Otherwise, enter the amount on Line 5.) | \$ <u>450.00</u> |
|---|------------------|

- | | | |
|--|--------|----------------------|
| 7. Base amount (Sum of amount on Line 6 and \$2,000) | | |
| | Line 6 | \$ <u>450.00</u> |
| | | + \$ <u>2,000.00</u> |
| | | \$ <u>2,450.00</u> |

- | | | |
|---|--------------------|--------------------|
| 8. Amount of downpayment assistance | | |
| a. Amount on Line 3 or Line 7 | \$ <u>2,450.00</u> | |
| b. Minus adjustments (attach explanation; e.g., amount previously received for rental assistance payment) | - \$ _____ | |
| | | \$ <u>2,450.00</u> |

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

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

NAME OF CLAIMANT TURNER, Queen Esther

Parcel No. A-4-4

NAME OF LOCAL AGENCY Portland Development Commission

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

Tenant's initial date of rental: 2/11/71

Date of Acquisition: 6/16/71

Owner-Occupant's initial date of ownership: _____

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

Date of Rental or Purchase: 2/11/69

Date of Initiation of Negotiations: 1/29/71

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

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

Month-Day-Year

4. CERTIFICATION OF LOCAL AGENCY

This is to certify that, where required, the property occupied by the claimant has been inspected. I further certify that I have examined this claim and have found it to be in accord with the applicable provisions of Federal Law and the regulations issued by the Department of Housing and Urban Development pursuant thereto. Therefore, this claim is hereby approved and payment in the amount of \$2,450.00 is authorized.

11-23-71

Date

[Signature]
Authorized Signature

5. RECORD OF PAYMENTS

	Date of Payment	Check Number	Amount
a. Claimant moved to rental unit	<u>11-24-71</u>		
(1) Lump-sum payment	<u>2450.00</u>	<u>164EH</u>	<u>\$ 2450.00</u>
(2) Annual payment			
1st Year	_____	_____	\$ _____
2nd Year	_____	_____	\$ _____
3rd Year	_____	_____	\$ _____
4th Year	_____	_____	\$ _____
b. Claimant moved to unit he purchased	_____	_____	\$ _____
c. Homeowner temporarily displaced	_____	_____	\$ _____

FHA MORTGAGEE NO.

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
FEDERAL HOUSING ADMINISTRATION

FHA
CASE
NO.

Form Approved
Budget Bureau No. 63-R1087

CONDITIONAL COMMITMENT
FOR MORTGAGE INSURANCE UNDER
THE NATIONAL HOUSING ACT

PROPERTY ADDRESS

3004 N. 10th Avenue
Portland Oregon

SEC. 203(b) SEC. 221f2

MORTGAGEE

42nd & Going Branch
First National Bank of Oregon
42nd St. N. 4th Street
Portland Oregon 97218
503 251 2101

ESTIMATE OF VALUE AND
CLOSING COSTS

VALUE OF PROPERTY: 16,400
Closing Costs: 300
TOTAL (For Mortgage Insurance Purposes): 16,700

MONTHLY EXPENSE
ESTIMATE

Fire Ins. . . . \$
Taxes \$
Main. & Repairs \$
Heat & Utilities \$

APPROVED FOR COMMITMENT

[Signature]

COMMITMENT

Issued: 6-21-71
Expires: 12-21-1971

COMMITMENT TERMS MAX. MORT. AMT. \$ 16,700 NO. MOS. 300 MAX. INTEREST 7%

EXISTING PROPOSED
(See Gen. Cond. #3)

Improved
Living Area 1105 Sq. Ft.

INFORMATION

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

GENERAL COMMITMENT CONDITIONS

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

SPECIFIC COMMITMENT CONDITIONS (Applicable when checked)

- HEALTH AUTHORITY APPROVAL:**—Execution of Form 2573 by the Health Authority indicating approval of the water supply and/or sewage disposal installation is required. (Approval by letter or Health Authority Form may be used.)
- TERMITE CONTROL:**—(a) EXISTING HOUSE - Furnish certificate from a recognized termite control operator that the house shows no evidence of an active termite infestation. (b) PROPOSED CONSTRUCTION - Furnish original and two copies of Termite Soil Treatment Guarantee FHA Form 2052.
- SUBDIVISION REQUIREMENTS:**—Comply with Requirements No. _____ from Report dated _____ for _____ Subdivision.
- BUILDER'S WARRANTY:**—The builder shall execute FHA Form 2544, Builder's Warranty.
- PROPERTY INSPECTIONS:**—A notice of construction status shall be given by Form 2289X, letter or telephone at the time indicated below:
 - ALL PROPOSED CONSTRUCTION CASES:**
 - At least two work days before "beginning of construction."
 - When the building is enclosed, structural framing completely exposed and roughing-in of plumbing, heating and electrical work installed and visible.
 - When construction completed and property ready for occupancy.
 - REPAIRS:** Notify FHA upon completion of required repairs.
 - CERTIFICATE OF COMPLETION:** A certificate stating that the mortgagee has examined the proposed or required repairs and that they have been satisfactorily completed will be accepted.
- VA INSPECTIONS:**—Furnish a copy of a clear VA final report.
- ASSURANCE OF COMPLETION:**—If the required repairs cannot be completed prior to submission of closing papers, a Form 2300 escrow in the amount of \$ _____ (or such additional amount as the lender desires) may be established as the means to assure completion.
- SECTION 235 AUTHORITY:**
 - This commitment may be converted to section 235(i) upon receipt of an application covering an eligible borrower. Contract authority for this purpose has been obligated.
 - If contract authority is available, this commitment may be converted to section 235(i) upon receipt of an application covering an eligible borrower.
- EXPIRATION DATE:**—The Total Value stated above is based on Veterans Administration Certificate of Reasonable Value, case number _____, dated _____. Regardless of General Commitment Condition Number 3, above, this commitment expires on _____.
- See special conditions No. UC-115; UC-117 below or on attached sheet.

While the maximum insurable owner-occupant loan indicated above is 100% of valuation, the actual maximum mortgage amount cannot be determined until this commitment is converted to a firm commitment. (See Circular Letter No. 539.)

We hereby assign all our rights, title and interest in this commitment to Commonwealth, Inc.

November 2, 1971

FIRST NATIONAL BANK OF OREGON, 42nd & Going Branch
By: *[Signature]*, Assistant Cashier

(Rev. 4-16-71)

VC-113 Mortgagee to submit satisfactory evidence that all mechanical equipment is in operating condition at the time of insurance endorsement.

VC-114 Mortgagee to submit satisfactory evidence that _____
_____ is/are in satisfactory condition.

VC-114A That a reinspection be requested for the inspection of the _____
_____ to determine condition prior to closing.

VC-115 Certification be submitted by the local governing body that this property is in compliance with the Housing Code applicable to this particular district.

VC-116 Certification on the enclosed form, letters be completed on the A roof, B Heating, C Plumbing, D Electrical. One copy of the certification is to be delivered to the purchaser of the property and one copy is to be submitted to FHA/HUD with the closing documents.

VC-117 This commitment is issued on the condition that if the mortgage is to be insured under Section 235, the seller will execute an agreement to reimburse HUD for expenses incurred in repairing structural or other defect with respect to the property being sold in the form prescribed by the Secretary and that a seller who is not the occupant of the property will deposit 5 percent of the sales price in escrow with the mortgagee in accordance with the terms of the agreement.

VC-118 Provide one operable window in each habitable room.

6-21-71

109660

September 11, 1974 .

Mrs. Queen Turner
3964 N. E. 16th Avenue
Portland, Oregon 97212

Dear Mrs. Turner:

It is the desire of the Portland Development Commission to contact former residents of the Emanuel area who were displaced as a result of government action, to learn various aspects of relocating to new environments. Previous attempts to contact you have been unsuccessful; therefore, we would appreciate the opportunity of meeting with you at a convenient time.

Please contact Mrs. Betty Burns, 224-4800, for any information relative to the above.

Thank you for your cooperation.

Very truly yours,

Betty R. Burns
Relocation Advisor

BRB:ch

BERNARD B. KLIKS
ATTORNEY AT LAW
SUITE 511 OREGON PACIFIC BLDG
PORTLAND, OREGON 97204
TELEPHONE 527-8461
Dec. 28, 1971

COPY

Key Escrow Services, Inc.
Suite 741 Lloyd Building
700 N. E. Multnomah St.
Portland, Oregon 97232

Attn. Ms. Virginia German

Re: Queen Esther Turner
Escrow No. L 1276-T
Zografos/Turner
3964 N. E. 16th

Gentlemen:

In accordance with your request, and to expedite Mrs. Turner's obtaining possession of the premises, I am sending you my own check for \$670.48, which you will use to cover your closing costs: loan fee, tax prorata, fire insurance, recording, county document tax, title policy, FEA appraisal, and one-half the escrow fee of \$90.00.

My understanding from the Portland Development Commission is that they will reimburse her for these closing costs, so I will advance these with this in mind.

I am sending a copy of this letter to W. Stanley Jones, Relocation Supervisor, so that he may take care of this as soon as possible. Mrs. Turner also will have coming a moving allowance of some \$300. With her accumulation of furniture, etc., I am sure this will be more than adequate.

A copy of this letter will also serve to request them to expedite the closing, which is expected to take place in the month of January, and as soon as the escrow agent is not having any further delays.

Yours very truly,

MKL

BBK:mc

cc: Mr. W. Stanley Jones
Portland Development Comm.

S. - I have asked Mrs. German to send us both a copy of the breakdown of the fees comprising this amount.

Mrs. Queen E. Turner

Check #16163 \$670.48

December 14, 1971

Queen E. Turner
260 N. Ivy
Portland, Oregon 97227

Dear Ms. Turner:

We wish to inform you that the Portland Development Commission does not intend to maintain the building which you occupy at 260 N. Ivy after January 30, 1972. You have received a notice dated June 29, 1971 which requested that you vacate your dwelling by September 30, 1971. Because preparations are now being formulated to demolish the above structure, we must require that you move no later than January 15, 1972.

Please contact your relocation advisor, Chat Daniels, who is prepared to assist you in any way he can. You may contact him at 235 N. Monroe, telephone number 288-8169.

Very truly yours,

W. Stanley Jones
Relocation Supervisor

Wslc

November 26, 1971

Key Escrow Services, Inc.
Suite 74
Lloyd Building
700 N. E. Multnomah
Portland, Oregon 97232

ATTENTION: Pat Ringhoffer

Gentlemen:

Enclosed is our warrant, number 164 EH, in the sum of Two Thousand, Four Hundred and Fifty Dollars (\$2,450.00) to be deposited to the escrow account of QUEEN E. TURNER for disbursement to Mrs. Turner upon written authorization by the Commission that she has purchased and does occupy standard housing at 1064 N. E. 16th Avenue.

Please call us if we can be of any assistance in closing this account.

Very truly yours,

H. Stanley Jones
Collection Supervisor

VSJ:slc

cc: Bernard B. Kilke
Attorney at Law

RECEIVED

NOV 19 1971

BERNARD B. KLIKS

ATTORNEY AT LAW

SUITE 811 OREGON PACIFIC BLDG.
PORTLAND, OREGON 97204

TELEPHONE 227-6461

Nov. 18, 1971

PORTLAND DEVELOPMENT COMMISSION

COPY

Key Escrow Services
700 W. E. Multnomah St., Rm. 741
Portland, Oregon

Re: Sale of Residence: 3964 NE 16th
Agatha A. Zografos to Queen E.
Turner

Gentlemen:

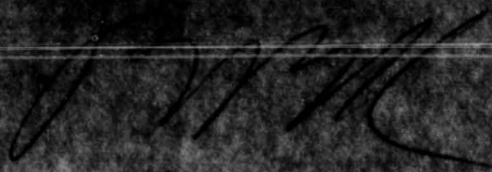
Mrs. Gloria Thomas, of F. M. Marshall Co., informs me that you are handling the escrow in the above sale.

The earnest money agreement has been signed, calling for a \$3,000 down payment, \$500 of which has been deposited as earnest money. HUD has agreed to pay \$2,450, and I am sending my check for \$50.00 for the balance.

I will send a copy of this letter to Mr. W. Stanley Jones, of the Portland Development Commission, and he will be glad to have the same available for you.

If there is anything at all we can do to expedite this transaction, please let us know.

Yours very truly,



November 18, 1971

Portland Development Commission
235 N. Monroe
Portland, Oregon 97227

Gentlemen:

You are hereby authorized to place in my escrow account at
KEY ESCROW SERVICES, 700 N. E. Multnomah, Room 741, Portland,
Oregon, the amount of \$2,450.00 representing my replacement
housing payment.

QUEEN ESTHER TURNER

WILLIAMS, MONTAGUE, STARK, HIEFIELD & NORVILLE, P. C.

ATTORNEYS AND COUNSELORS AT LAW

BOISE CASCADE BUILDING

PORTLAND, OREGON 97201

TELEPHONE 222-9966

DAVID R. WILLIAMS
MALCOLM J. MONTAGUE
DONALD R. STARK
PRESTON C. HIEFIELD, JR.
OLIVER I. NORVILLE
JAMES E. GRIFFIN
LARRY C. HAMMACK
RICHARD E. ALEXANDER

ALFRED A. HAMPSON
OF COUNSEL

November 12, 1971


Mr. Stan Jones
235 North Monroe
Portland, Oregon

Dear Stan:

Enclosed is a copy of a letter and a copy of a memorandum from Bernard Kliks. He has apparently accepted our position with regard to the rental relocation matter involving Mrs. Turner. Would you please cooperate with him to deposit the \$2,900 as soon as he needs it to close the transaction.

Very truly yours,

WILLIAMS, MONTAGUE, STARK,
HIEFIELD & NORVILLE, P.C.


DONALD R. STARK

DRS:cm
Encs.

*Title Ins. Co
Request*

BERNARD B. KLIKS

ATTORNEY AT LAW

SUITE 511 GREGON PACIFIC BLDG.
PORTLAND, OREGON 97204

TELEPHONE 227-6451

Nov. 9, 1971

COPY

F. M. Tarbell Co.
6410 S. E. Milwaukie Ave.
Portland, Oregon 97202

Attn. Mrs. Gloria Thomas

Re: Purchase of property at
3964 N. E. 16th by Mrs.
Queen Esther Turner

Dear Mrs. Thomas:

In accordance with my conversation with you on the telephone, we are doing everything we can to expedite the closing of this matter.

I am enclosing two Commonwealth Inc. forms that apparently were given to Mrs. Turner for signature. She has signed them, and you can give them to the company to expedite their loan commitment.

As I told you before, I have a rather full explanatory letter from Donald R. Stark, of the law firm representing the agency handling the relocation benefits. Under their regulations, the down payment is limited to 20% of the purchase price, or \$2,900.00, which Mrs. Turner will have to pay part, as you know.

To make round figures, you may set the down payment at \$3,000.00, and I will put in any amount necessary to close whenever you give me the word.

Mr. Stark closes his letter by stating: "I am certain we could pay the \$2,900 at this time in order to assist your client in closing the acquisition of the new home without prejudicing your client's rights to appeal for a larger amount to the HUD area office." The process for appealing for any larger down payment seems rather hopeless and expensive, and would no doubt be terribly time consuming, so I urge that we increase the loan to \$11,500. The property would certainly stand that, according to the figures you gave me after the appraisal, value, etc.

Please keep me advised if there is anything further we can do, for we are anxious to obtain possession as soon as possible.

Yours very truly,

BBK:emc

cc: Mrs. Turner
cc: Mr. Donald R. Stark, Atty. ✓

BBK

WILLIAMS, MONTAGUE, STARK, HIEFIELD & NORVILLE, P. C.

ATTORNEYS AND COUNSELORS AT LAW
BOISE CASCADE BUILDING
PORTLAND, OREGON 97201

TELEPHONE 222-9666

DAVID R. WILLIAMS
MALCOLM I. MONTAGUE
DONALD R. STARK
PRESTON C. HIEFIELD, JR.
OLIVER I. NORVILLE
JAMES E. GRIFFIN
LARRY C. HAMMACK
RICHARD E. ALEXANDER

ALFRED A. HAMPSON
OF COUNSEL

November 2, 1971

Bernard B. Kliks, Esq.
Attorney At Law
511 Oregon Pacific Building
Portland, Oregon 97204

Re: Relocation Benefits for Tenant in Emanuel Project

Dear Mr. Kliks:

I tried to reach you after your phone conversation with me regarding your client and her relocation benefits.

The Act itself provides for payment of a necessary downpayment for acquisition of suitable replacement housing. When the Department of Housing & Urban Development adopted the resolutions pursuant to the Relocation Act (Relocation Handbook 1371.1) the maximum \$4,000 downpayment was limited by applicable criteria. I am enclosing a copy of that portion of the handbook which refers to relocation benefits.

Under this test the amount of the payment may not exceed the amount that would be required for a conventional loan. Our agency in this case has determined that a 20% downpayment is the "amount required for a conventional loan" and, therefore, have limited relocation payments by 20% of the purchase price of the house being acquired. As you can see from the language of the handbook, there is an appeal from this determination to the area office. Our agency would be more than pleased to cooperate with submitting a claim in excess of the \$2,900 payment allowable by reason of the limitation imposed. You should submit with this any supporting documentation that you may have as to reasons for increasing the amount in this particular case. I would suggest that perhaps any evidence of higher conventional loan downpayments or the need in this particular

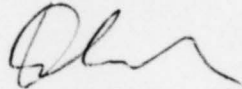
must match amount in excess of
\$2,000 - therefore max. amount \$2,450 *WSD*

Bernard B. Kliks, Esq.
November 2, 1971
Page Two

case to offer a larger downpayment would be pertinent.

I am certain we could pay the \$2,900 at this time in order to assist your client in closing the acquisition of the new home without prejudicing your client's rights to appeal for a larger amount to the HUD area office. Mr. Jones who has been in contact with you previously will be happy to assist you in any of the details.

Very truly yours,



DONALD R. STARK

DRS:cm
cc: Mr. Stan Jones

BERNARD B. KLIKS

ATTORNEY AT LAW

SUITE 511 OREGON PACIFIC BLDG

PORTLAND, OREGON 97204

TELEPHONE 227-6461

Mr. W. Stanley Jones
Portland Development Commission
235 N. Monroe Street
Portland, Oregon 97227

Re: Queen Esther Turner, presently
at 260 N. Ivy St., Portland, Ore.

Dear Mr. Jones:

Mrs. Turner has finally located a home at 3954 N. E. 16th Avenue, which I am sure will meet your requirements of "a decent, safe, and sanitary dwelling." The seller is being represented by Mrs. Thomas of F. M. Tarbell Co., Realtors. To protect her right to buy this property, which has been properly appraised, and the price reduced to what I feel is a good purchase, Mrs. Turner signed an earnest money receipt on Oct. 20, 1971. The sale price is \$14,500.00, with \$6,000.00 required down. Mrs. Turner paid \$500 earnest money.

We therefore ask that the amount of \$4,000.00 assistance be set aside and committed to her now, so that we may go through with the transaction and suffer no risk of losing what I feel to be a very fortunate arrangement.

In accordance with the terms of the Act, more than \$2,000 being required, Mrs. Turner will match any amount in excess of \$2,000, \$500 of which she has already paid and the remaining amount which we will have awaiting your payment.

I will send you a photocopy of the earnest money receipt, but frankly, my copy is practically illegible. I suggest that Mrs. Thomas furnish you with a more legible copy if you should request it from her. I will send her a copy of this letter so she will know that I have brought this to your attention.

We will also need the moving expense allowance of \$300.00, so that we may be able to move all of Mrs. Turner's furniture, possessions and appliances.

I will be out of town until the first of November, and I trust that by then the funds will be available so that we may close this transaction without delay.

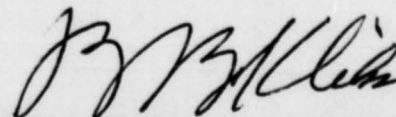
Yours very truly,

BBK:emc

cc: F. M. Tarbell Co., attn. Mrs.

Thomas

cc: Mrs. Turner



254-6511

F. M. TARBELL CO., REALTOR

Portland Board of Realtors Oregon Association of Real Estate Boards - National Association of Real Estate Boards

EARNEST MONEY AGREEMENT

Received of [Name] Oregon, 19[Year]
hereinafter called "purchaser," in the form of [check/cash] \$ [Amount] as earnest money and part payment for the purchase of the following described real estate situated in the City of [City] County of [County] and State of Oregon, to-wit: [Address]

together with the following described personal property: [None]

which we have this day sold to the said purchaser, subject to the approval of the seller, for the sum of [Amount] Dollars (\$ [Amount]) on the following terms, to-wit: The sum, hereinabove received for, of [Amount] Dollars (\$ [Amount]) on [Date], 19[Year] as additional earnest money, the sum of [Amount] Dollars (\$ [Amount]) Upon acceptance of title and delivery of deed or contract, the sum of [Amount] Dollars (\$ [Amount]) The balance of [Amount] Dollars (\$ [Amount]) payable as follows: [Details of payment plan]

221 d 2 not available because she is single person.

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 [Other restrictions]

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 [None]

are to be left upon the premises as part of the property purchased. Seller and purchaser agree to prorate the taxes for the current tax year, rents, interest, and other matters as of the date of delivery of possession, unless otherwise stated. Premiums for existing insurance may be prorated or a new policy issued at purchaser's option. Purchaser agrees to pay the seller for fuel, if any, in storage tank at date of possession. Encumbrances to be discharged by seller may be paid at his option out of purchase money at date of closing. The purchaser shall reimburse the seller for sums held in the reserve account on any indebtedness assumed in this transaction. All payments for fuel oil and power property except for items set forth herein shall be handled directly between the purchaser and seller outside the escrow.

SELLER AND PURCHASER AGREE THAT SUBJECT SALE will 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 [Days] 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.

F. M. TARBELL CO., REALTOR By [Signature] Main office - 6410 S.E. Milwaukie Ave., Portland, Ore. 97202. Ph. 234-9341

AGREEMENT TO PURCHASE

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 [Days] 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 [Name]

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: [Address] PURCHASER: [Signature]
Phone: [Phone] PURCHASER: [Signature]

AGREEMENT TO SELL

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 \$ [Amount]

I authorize said Realtor to order title insurance and, if sale not completed, to pay any cost thereof and to pay out of the cash proceeds of sale the expense of furnishing title insurance and recording fees, 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. I hereby agree to pay upon closing a loan discount in an amount equal to [Percentage] % of the amount of purchaser's loan.

Address: [Address] SELLER: [Signature]
Phone: [Phone] SELLER: [Signature]

Date: [Date] I hereby acknowledge a copy of above agreement bearing acceptance of this offer by seller.
Purchaser: [Signature] Purchaser: [Signature]

PURCHASER'S RECEIPT

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

TURNER FILE

July 7, 1971

Mr. Bernard B. Kliks
Attorney-at-Law
Suite 511, Oregon Pacific Bldg.
Portland, Oregon 97204

Re: Queen Esther Turner
260 N. Ivy Street
Portland, Oregon

Dear Mr. Kliks:

You have indicated in your letter of June 18, 1971 that you are representing Mrs. Turner and accordingly are requesting that an amount of \$4,000.00 be placed in an escrow account for the benefit of your client.

We regret that we do not have, at this time, the proper federal operating procedures and are therefore unable to meet your request. Presently we can only assure you that providing other eligibility requirements are fulfilled your client will be eligible as a tenant for a payment under the 1970 Uniform Relocation Act as described below:

"an amount necessary to enable such displaced person to make a downpayment...on the purchase of a comparable dwelling; provided, that if such amount exceeds \$2,000, such displaced person shall equally match any such amount in excess of \$2,000 in making the downpayment."

Fed. Register Vol. 36 No. 93
Thursday, May 13, 1971
p/s 42-00

We wish to assist Mrs. Turner to carry out her plans in purchasing a new home and we are currently working to develop further procedures at this time will not inconvenience her. We will inform you immediately as soon as we receive the operating procedures from the Department of Housing and Urban Development which will allow us to proceed.

Very truly yours,

W. Stanley Jones

June 25, 1971

Bernard B. Kliks
Attorney at Law
Suite 511 Oregon Pacific Bldg.
Portland, Oregon 97204

Re: Mrs. Queen E. Turner
260 N. Ivy Street
Portland, Oregon

Dear Mr. Kliks:

We have your letter of June 18, 1971 and have referred it to our Emanuel Site Office, 235 N. Monroe, for attention.

A member of our staff will contact you in the very near future.

Very truly yours,

Benjamin C. Webb
Acting Chief of Relocation
and Property Management

BCW:ch

✓ K. DIR
✓ A. DIR
✓ D. OPER
✓ SP. ASST.
✓ BW
✓ OIN copy to

BERNARD B. KLIKS

ATTORNEY AT LAW

SUITE 511 OREGON PACIFIC BLDG.

PORTLAND, OREGON 97204

TELEPHONE 227-6461

June 18, 1971

RECEIVED

JUN 21 1971

PORTLAND DEVELOPMENT COMMISSION

Claims Manager
 Portland Development Commission
 1700 S. W. Fourth Avenue
 Portland, Oregon 97201

Re: Queen Esther Turner, 46
 260 North Ivy St.
 Portland, Oregon 97227

Gentlemen:

Please be advised that I represent Mrs. Turner in her claims under the new act (1970 Relocation Act) for benefits to which she is entitled for moving, emergency funds, loss of property claims, and relocation benefits by reason of the scheduled acquisition in her area.

This case is more aggravated than the usual one, inasmuch as Mrs. Turner has already been relocated once. She was removed in May of 1969 from 702 Knott St., where she had lived for approximately four years, by the State authorities when the freeway was built. There she had good living accommodations for \$40.00 a month.

In 1969 she was relocated to 260 N. Ivy St., where her required rental was and has been \$50.00 per month. The place was in such a state of disrepair that she personally painted it from front to back, inside and out, all at her own expense and all with her own labor. She also made numerous repairs, additions and improvements to the place. She had a \$300 moving allowance, which was more than exceeded, including damage to some of her personal property. She has, by a long, arduous record of hard work, acquired a household full of furniture, dishes, appliances and the like, and will require the maximum moving allowance in this instance.

Mrs. Turner is presently in Good Samaritan Hospital, where I visited her last night. She has been suffering from high blood pressure which on a prior occasion had done some heart damage. She is in the hospital now for a gall bladder operation. She suffers also from a hernia, which the doctors tell me is at this time non-operable. In addition to doing housework in private homes, she is employed by N & C Service Co. as a nighttime janitor in commercial buildings. Part of her trouble stems from overwork and fatigue, I am quite sure.

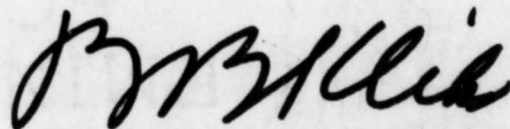
Claims Mgr., Portland Development Comm. 6/18/71 Re: Q. E. Turner

Prior to her admission to the hospital she was negotiating for and seeking to purchase a small house in the city, preferably in the northeast district. As soon as she is able to again resume her efforts, this will be done.

You are hereby notified that we will seek from you the maximum benefits under the new act, and will expect to have deposited in escrow the \$4,000 benefit toward the purchase of a house, and would ask for your letter of commitment in this regard, to be paid out, of course, when the house purchase transaction is consummated.

May I hear from you or your counsel at your earliest convenience, and if there is anything I can do to expedite the payment of these claims, you will find this office most cooperative.

Yours very truly,



BBK:emc

cc: Mrs. Queen E. Turner
c/o Good Samaritan Hospital
1015 N. W. 22d Ave.
Portland, Oregon 97210

July 9, 1971

Mr. Bernard B. Kliks
Attorney-at-Law
Suite 511, Oregon Pacific Bldg.
Portland, Oregon 97204

Dear Mr. Kliks:

Enclosed is a copy of the rental agreement for your client Mrs. Queen E. Turner. We have been advised not to contact Mrs. Turner without your approval, therefore, could you have her sign the rental agreement and return both copies to us after they have been signed.

Very truly yours,

W. Stanley Jones

WSJ:lb
Enclosure



KEY ESCROW SERVICES, INC.

Suite 741, Lloyd Bldg. - 700 N.E. Multnomah
PORTLAND, OREGON 97232

Phone 233-5651

December 28, 1971

Escrow No. L 1276-T

Zografos/Turner

Property: 3964 N. E. 16th, Portland

Bernard B. Kliks, Attorney at Law
Suite 511, Oregon Pacific Building
Portland, Oregon

Dear Mr. Kliks:

Pursuant to our telephone conversation this date, enclosed is a copy of the Escrow Closing Statement for Queen E. Turner in the above matter, together with copy of Commonwealth's Closing Charges and Adjustments.

I have also enclosed for your review, copies of the Note and Deed of Trust, which are to be executed by Mrs. Turner.

Yours very truly,

KEY ESCROW SERVICES, INC.

(Mrs.) Virginia Gorman

cc: Mr. W. Stanley Jones, Portland Development Commission ✓

C
O
P
Y

Tenant

has 2 roomer

1

RESIDENTIAL RELOCATION RECORD

RELOCATION WORKER C.D. PROJECT NO. R-20 PARCEL A 44

NAME Jurner Queen E ADDRESS 260 N Ivy APT NO. _____

PHONE 281-7593 INITIAL INTERVIEW 1/29/71 SEX F W _____ NW B AGE 45

U.S. CITIZEN _____ ALIEN _____ VETERAN _____ SERVICEMAN _____ DATE ON SITE 2/11/69

FAMILY COMPOSITION

Name	Relation	Age

Employer: Name Lindsay Bldg. \$ 300.00 700.00
 Address 710 SW 2nd.
 MCW Caseworker _____
 Social Security _____
 Va. Fed. Mult Co. _____
 Pension: Name _____
 Other: Name _____
 TOTAL MONTHLY INCOME 300.00 700.00

Rent 50.00, Inc. Heat _____ Water _____ Gas 20.00 Gar _____ Elec 7.00 Unfurn _____ Furn _____ No. Rms 7

ELIGIBILITY FOR PUBLIC HOUSING: (yes or no)
Over 62 _____ Disabled (Soc. Sec. def.) _____ Income below limits _____ Assets below limits _____

221 CERTIFICATE OF ELIGIBILITY: Date delivered _____ by _____
Notify in case of accident:

Name _____ Address _____ Phone _____

Information Statement given to _____ on _____ by _____
Notice to move given to _____ on _____ by _____

Payments: Amount \$ _____ Check No. _____ Date delivered _____ Moved by self _____ (or) _____
moved by moving company _____ (Phone) _____

REMOVED FROM CASELOAD: (Date) _____

Refused assistance _____

Relocated in: _____

Low-rent public housing _____

Other perm. public housing _____

Standard priv. rent. hsg. _____

Sub-standard priv. rent hgs. with refusal of further aid _____

Standard sales housing _____

Sub-standard sales hsg. _____

Out-of-town _____

Address unknown, abandoned _____

Evicted, no further assistance _____

Other (explain) _____

REMAINING ON CASELOAD: _____

Address unknown, tracing _____

Evicted, further assistance contemplated _____

Temporarily relocated by LPA _____

within project: _____ address _____

outside project: _____ address _____

FAMILY REFUSED ADDITIONAL ASSISTANCE: Date _____ Worker _____

RELOCATION REFERRALS:

Address	Inspection Certified By	Date
<u>3967 NE 16 Th</u>	<u>Bur. of Building</u>	<u>Nov. 22, 1971</u>

NEW ADDRESS: _____ Moved on 8th Jan 1972
Zip _____ Phone _____

1/15/71 flyer delivered by Mrs. Shelton. would not talk

1/29/71 called office in response to flyer. Wanted to know when she would have to move because she was planning on putting down wall to wall carpeting. She was moved to this place by State (hwy.) She has completely painted and linoleumed house and now would like to carpet. Advised her to wait, if possible; explained benefits - which she is familiar with. She is not well and needs surgery but would like to wait if possible until after she moves. If she has to move she would like a small house - maybe will buy. She works nights, is home days. She oftentimes has other people living with her. Easy to talk to....understands procedures because of previous move by state hwy. slc

Will call again and get more info. from us if she doesn't hear soon that we have go ahead. She is impatient - wants to move now if she has to. says that we "roar big and do nothing ... except make people like me (her) wait, wait, wait."

4/16/71 Mrs. Turner called to check on status of project. asg
Indicated that we expected it to begin soon.
She seemed friendly and receptive.

2/11/71 survey: Mrs Turner has had 2 heart attacks -
has some trouble getting up & down stairs. would
like to buy house if possible - otherwise will rent
house (smaller than what she presently occupies). wsb
Prefers NE 20th area, 2 bdrm.

2/14/71 Visited with Mrs. Turner and her Friend (mate). ~~She~~
income as she states is \$700.00 per mo. If this is true
she makes too much for a A.R.P. payment under old regulations
She would only get moving cost. She said, she would wait
and see what the new Relocation Act would give her in
~~benefits~~ benefits. Also she was put out because there was little or
no help for her because she worked like hell & took care
of herself, and other that don't work and deal in dope & Prostitution
gambling etc. get all the benefits - She wants to know why
she can't get some of help to buy a home - ~~that~~ She
has a dislike for FHA → H.U.D.

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 WSD Date of survey 2/11/71 Tabulator _____ Date tabulated _____
 Dwelling Unit No. 1 Structure No. 1 Census Block No. 21 Census Tract No. 22A
 Street Address 260 N JULY ST Apartment No. _____

*Mrs. Turner has had
2 mild Heart Attacks*

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

1. Assistance may be needed, yes , 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:

*would move
together*

Name	Family relation	Age	Sex	Occupation
1. <u>TURNER, QUEEN E</u>	<u>Head of household</u>	<u>45</u>	<u>F</u>	<u>Janitorial Service</u>
2. <u>Edward Caldwell</u>	<u>Roomer</u>	<u>56</u>	<u>M</u>	<u>Apr 20 Hyster Employee</u>
3. <u>David Mackie</u>	<u>"</u>	<u>49 1/2</u>	<u>M</u>	<u>"</u>
4. <u>Carl James</u>	<u>"</u>	<u>"</u>	<u>"</u>	<u>C & J Steel - No C Serv.</u>
5. _____	_____	_____	_____	_____
6. _____	_____	_____	_____	_____
7. _____	_____	_____	_____	_____
8. _____	_____	_____	_____	_____
9. _____	_____	_____	_____	_____

*lived 2 Mo
- 2 yr*

*shown on
own HUD*

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

Names of jobholders	Names of employers	Street address where jobs are located	Distance to work
<u>Queen Turner</u>	<u>NYC Service Co.</u>	<u>Lindsey Bldg, 710 SW 2nd</u>	<u>3 mi</u>
<u>Edward Caldwell</u>	<u>Hyster</u>	<u>2902 NE Clackamas</u>	<u>3 mi</u>

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
<u>Queen</u>	<u>\$ 300</u>	<u>\$ 300</u>
<u>Edward</u>	<u>500</u>	<u>500</u>
Total family or household income per month	\$ 800	\$ 800

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

1. Location (indicate approximate cross streets) NE 20th or a little past
2. Transportation, number of autos owned 2, use bus _____, walk _____
3. Will rent house , apartment _____, expect to pay rent, including utilities, at \$ 50-60 per mo. (Furniture is owned, yes , no _____, stove and refrigerator owned, yes _____, no _____)
4. Will buy house in price range \$ 8-10,000, down payment of \$ _____, monthly payment of \$ 60
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 2, kitchen , dining room , living room , number of bathrooms 1, total sq. ft. in dwelling unit _____
7. Other characteristics W O B I M

would like to buy house if possible otherwise will rent house same as at present only smaller

HOUSING RESOURCES SURVEY

To be Filled in For Each Dwelling Unit in All Survey Areas

Date _____

Analyst W.S.A. Surveved 2/11/71 Tabulator _____ Date _____
 Dwelling Unit No. 1 Structure No. 1 Census Block No. 24 Census Tract No. 22A
 Street Address 260 N Ivy Apartment No. _____
 Legal Description _____

NAME OF OCCUPANT: <u>Queen E. Turner</u> <u>260 N Ivy</u>	NAME & ADDRESS OF OWNER <u>Pallett, C.W. Jr. ET AL</u> <u>1010 WILCOX BLDG</u>	NAME & ADDRESS OF PROP. MGR: _____
TELEPHONE: _____	TELEPHONE: _____	TELEPHONE: _____
INTERVIEWED? <input checked="" type="checkbox"/> Yes () No	INTERVIEWED? () Yes () No	INTERVIEWED? () Yes () No

I. DESCRIPTION OF STRUCTURE

<u>✓</u> One-family house	No. of units in bldg. _____
_____ 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

792 Sq. ft. in first floor (county figure)
1440 Sq. ft. in dwelling unit (if more than 1 floor)
7 Total no. of rooms (include kitchen, dining, living and bedrooms, exclude bathrooms)
1 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
1909 Date structure was originally built

B. Market value data for one-family dwelling

	Market value	Computed value per sq. ft.
Land	\$ _____	\$ _____
Improvements	_____	_____
Total	<u>4,000</u>	_____

1/3 total

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	\$ <u>2600</u>	\$ _____
Improvements	<u>9360</u>	_____
Total	<u>11960</u>	_____

4360 Sq. ft. of all d. u. in this structure
 _____ Sq. ft. of commercial space and value of commercial space: Land \$ _____, improvements \$ _____, total \$ _____.

V. RENTAL RATE FOR THIS RENTED UNIT

Monthly average	Cash rent	Utilities	Total paid by renter
Rent	\$ <u>50.00</u>	_____	\$ _____
Electricity	_____	\$ <u>87</u>	_____
Gas	_____	\$ <u>20</u>	_____
Water	_____	_____	_____
Heat (oil, or other)	_____	_____	_____
Total	\$ _____	\$ <u>827</u>	\$ <u>77</u>

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

Rental information obtained from
 Tenant X, 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

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.

Queen Esther Turner

June 14 - 1971
date