

EMANUEL HOSPITAL PROJECT

(ORE. R-20)

PROPERTY IDENTIFICATION

PARCEL NO. AB-3-2 ADDRESS 2932 N. Commercial Avenue

LEGAL DESCRIPTION Lot 8, Block 3, ABENDS ADDITION

OWNER LUTON, Laura J. LOT AREA 6012.56 SQ.FT.

PROPERTY DESCRIPTION:

Site is a 44.21'x136' with all public utilities connected, is level to the street grade; yard condition is not well kept. There are shrubs, hedges, native and fruit bearing trees and many flowers and garden.

Improvements consist of a 1-story frame dwelling with cedar siding in fair condition, composition roof in fair condition, GI gutters and downspouts in fair condition, built in 1908 with 920 sq.ft. of living area. There is an entry hall, front room, dining room, a bedroom off the dining room, an older kitchen with gas range, a pantry with old plumbing and open shelving, a rear small bedroom and a bath with old style fixtures. Interior is finished with lath and plaster, fir floors, average built-in trim. There is a full cement basement with gas fired gravity furnace and a gas hot water heater. Wiring appears to be minimum, enough to take care of the present load requirements however. There is a detached 10'x18' garage in fair condition with concrete floor.

ZONING: A-2.5



PIONEER NATIONAL TITLE INSURANCE COMPANY
321 S. W. 4th Avenue
Portland, Oregon

OWNERSHIP DATA REPORT

Order No. 365001 AB-3-2

Dated Feb 1, 1969

(1) Last deed of record runs to Laura J. Luton

From D.J. Quinn and Martha E. Quinn

Whose address is By Myra L. Frary 2932 N. Commercial Ave.

(2) Legal description Portland, Oregon
Lot 8 Block 3 ABENDS ADDITION.

(3) Deed dated December 28, 1931 recorded March 25, 1932

Book 165 page 571 Consideration IRS

(4) Assessed valuation of land \$5,400 Improvements \$100

(5) Taxes \$162.69 Paid Acct. No. 00060-0720

Mortgages, contracts and other encumbrances:

NONE

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

PIONEER NATIONAL TITLE INSURANCE COMPANY

By: [Signature]