

EMANUEL HOSPITAL PROJECT

(ORE. R-20)

PROPERTY IDENTIFICATION

PARCEL NO. AB-3-6 ADDRESS 405 N. Stanton Street

LEGAL DESCRIPTION Lot 14, Block 3, ABENDS ADDITION

OWNER ALTMANN, John S. and Edith L. LOT AREA 4,533.3 SQ.FT.

PROPERTY DESCRIPTION:

Site is a 45.33-1/3'x100' lot level to the street grade with all public utilities connected. It has paved streets, concrete curbs, concrete sidewalks, lawn, shrubs, cyclone fencing, concrete drive to the rear, cyclone fencing around the rear yard lawn and garden area.

Improvements include a 1-story bungalow built in 1924 with 832 sq.ft. on main floor, finished with composition siding over cedar, full cement basement, composition roof, in fair condition, gutters and downspouts are wood in good condition, paint is in good condition. There is a concrete covered porch and a storm door entryway.

Interior has an entrance into a small living room with oak floors, brick fireplace, wood shelves on the side, lath and plaster finish in need of redecorating. There is also a small china buffet and drawers.

MAR 89



Kitchen has linoleum floors, linoleum counter in fair condition, double sink, modern plumbing, original fir cabinets, builtin refrigerator, wired for range, a nook space, access to the basement; a hall which leads to a bedroom and a hall bath. The hall bath has 3 modern fixtures, linoleum floors, a vanity and a medicine cabinet. Rear bedroom is average in size, has a good closet. Front bedroom is of similar size and is presently used as a study. It has a closet.

There is a 100% basement with concrete walls, concrete floors, 2 laundry trays, wired for washer, an automatic electric hot water heater. There is a forced air oil fired furnace, one pipe duct located in the central hall. There is no apparent sign of dry rot.

There is a detached garage, 12'x22' in size, with swinging doors, concrete floors, composition siding, compsoiton.

ZONING: A-2.5



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

OWNERSHIP DATA REPORT

Order No. 365001 AB-3-6

Dated February 1, 1969

(1) Last deed of record runs to John S. Altmanns and Edith L.

Altmanns

From Chas N. and Lola E. Walker

Whose address is 405 North Stanton St. Portland, Oregon

(2) Legal description Lot 14 Block 3 ABENDS ADDITION.

(3) Deed dated May 2, 1934 recorded May 14, 1934

Book 250 page 410 Consideration IRS \$4.50

(4) Assessed valuation of land \$4,050 Improvements \$1,400

(5) Taxes \$161.22 Acct. No. 1-00060-0870

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]*