

EMANUEL HOSPITAL PROJECT

(ORE. R-20)

PROPERTY IDENTIFICATION

PARCEL NO. E-2-5 ADDRESS 2732 N. Kerby Avenue

LEGAL DESCRIPTION Lot 3 and the North One-Half of Lot 8, Block 2

EVANS ADDITION TO ALBINA

OWNER MACK, Ferrell Allen LOT AREA 5,940 SQ.FT.

PROPERTY DESCRIPTION:

West 2/3 of lot is about 7 feet above sidewalk grade; the east 1/3 slopes upward improved with 1½ story single family dwelling built in 1906 with 1031 sq.ft.

Basement has concrete floor and walls and contains a Roscoe oil-fired pipe furnace with trunk and fan, 52-gallon G.E. electric water heater, trays and automatic clothes washer. Basement is ceiled and access is by stair to the north yard and main floor hall.

Main floor has hardwood floors, except kitchen. Modernized kitchen and dinette 12x19'2" with 16' of formica drain and metal cabinets above and below. Double sink, range wiring, linoleum floor, fan and fluorescent lights. There is a toilet room off the NE corner of the kitchen. Dining room 13x14' with bay on south. East bedroom (former den) 13x13', no closet. Living room 13x13' with bay on west. Entry and stair hall 12x12' plus service hall to kitchen and basement stair.

Upstairs: West BR 13x18' plus walk-in under-eave closets north and south, fir floors. South bedroom 10x16', wall to wall carpet over fir floor, walk-in closet to east. North bedroom 10'6"x16' hardwood floor, walk-in closet to east. Bath 10'6"x8' with new modern colored fixtures, linoleum floor and shower over tub.



3023

Attic - unfinished, but insulated.

Yard has concrete retaining walls on north and west, large cherry tree.

There is no garage.

Improvements by present owner include: new furnace, water heater, remodeled kitchen, oak floors on main floor and north upper bedroom, new bath fixtures, new roof in 1962, new gutters and downspouts 1954 and 1967, painted exterior 1965-66, insulated attic 1960, redecorated interior 1964, remodeled entry hall and openings between living room, dining room and bedroom, installed 6-head sprinkler system in front yard, installed concrete driveway 1963, rewired downstairs with 4 circuits plus range and water heater, purchase \$350 in materials for improvements not yet used, installed new \$70 front storm door and new porch stair treads.

House is well arranged, well equipped and in excellent condition. Would have a nice view to the west and south marred only by the elevated Minnesota Freeway about 2 blocks to the west.

The extra rear yard is not very usable due to the steep pitch of the land.

Zoning: A2-5-S - apartment with sign control

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

OWNERSHIP DATA REPORT

Order No. 365001 E-2-5

Dated Feb. 1, 1969

(1) Last deed of record runs to MACK ALLEN FERRELL

From Harriet Rafter

Whose address is 2732 N. Kerby St. Portland, Oregon

(2) Legal description Lot 3 and the North 1/2 of Lot 8, Block 2,
EVANS ADDITION TO ALBINA

(3) Deed dated 12-2-53 recorded 12-3-53

Book 1634 page 253 Consideration 183 7.15

(4) Assessed valuation of land 5,300 Improvements 1,050

(5) Taxes 68-69 \$187.84 -unpaid Tract No. 25950-0230

Mortgages, contracts and other encumbrances:

1. Mortgage executed by Ferrell Allen Mack, single, to Portland Federal Savings and Loan Association of Portland, Oregon, dated November 30, 1953, recorded November 30, 1953 in Book 1584 page 242, Mortgage Records, given to secure the payment of a note for \$2700.00.

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

PIONEER NATIONAL TITLE INSURANCE COMPANY

BY: *Hottel*