

EMANUEL HOSPITAL PROJECT

(ORE. R-20)

PROPERTY IDENTIFICATION

PARCEL NO. E-2-7 ADDRESS 553 N. Knott Street

LEGAL DESCRIPTION West One-Half of Lots 5 and 6, Block 2, EVANS ADDITION

TO ALBINA

OWNER LEONG, Helen F. Contract: Thomas her son SUTTON, Edith J. and
LOT AREA 4,050 SQ.FT.

PROPERTY DESCRIPTION:

Lot is on a bank about 8' above sidewalk with retaining walls, improved with a 1½ story frame single family residence with 792 sq.ft., built in 1906, with 792 sq.ft. on main floor.

There is a covered porch entry with fir floors in good condition. Exterior is finished with asbestos shake siding, composition roof, GI gutters and downspouts.

There is an entry way leading into the living room which has fir floors and is finished with lath and plaster walls, a fireplace; a den finished with fir floors, lath and plaster in fair condition, average fir trim; dining room with asphalt tile floors, fir wainscoat, partially papered, modern light fixture; kitchen with fir floors covered with linoleum, a linoleum counter in good condition, original fir cabinets and shelves. There is a small porch off the kitchen. Kitchen has wiring for range and refrigerator; there is a small eating space in kitchen.



There is access to the basement from the kitchen. It is finished with concrete floors, concrete walls. There is evidence of water leaks. Basement is approximately 75% of the dwelling. Property has a modern forced air Montag oil furnace and a good automatic electric hot water heater. There are 2 laundry trays and some wiring for washer only.

Access to the second floor is from living room. It has fir tread, lath and plaster walls in good condition, some need replacing. Bath has 3 white fixtures, a modern lavatory and a modern toilet, a rim tub, linoleum floors, old light fixtures, poor wiring facilities, a medicine chest.

There is a total of 3 bedrooms upstairs with fir floors, walk-in closets, lath and plaster walls in good condition. Rented with furnishings such as a range, refrigerator, tables, chairs, beds, davenport and chair.

There is a detached garage, 21'x18' in size, with old cedar siding, flat roof in very poor condition, presently being used for storage only.

ZONING: A-2.5-S

PIONEER NATIONAL TITLE INSURANCE COMPANY
321 S. W. 8th Avenue
Portland, Oregon

OWNERSHIP DATA REPORT

Order No. 365001 E-2-7

Dated February 1, 1969

(1) Last deed of record runs to _____

Helen F. Leong

From Beulah Lang

Whose address is c/o Edith I. Sutton, 2723 N. Kerby Ave., Portland, O.

(2) Legal description W $\frac{1}{2}$ of Lots 5&6, Block 2, Evans Addition to
Albina

(3) Deed dated 7/5/44 recorded 11/12/48

Book 1304 page 39 Consideration IRS \$4.95

(4) Assessed valuation of land \$3,600 Improvements \$2,900

(5) Taxes 1968-69 \$192.27 ;part pd. Acct. No. #25950-0280

Mortgages, contracts and other encumbrances:

1. Contract of Sale, including the terms and provisions thereof, between Helen F. Leong, a widow, and Edith Irene Sutton and Thomas A. Sutton, her son, as joint tenants with right of survivorship and not as tenants in common, dated December 20, 1963, recorded December 23, 1963 in Book 2200 page 418, Deed Records.

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

PIONEER NATIONAL TITLE INSURANCE COMPANY

By: *J. Bitter*