

EMANUEL HOSPITAL PROJECT

(ORE. R-20)

PROPERTY IDENTIFICATION

PARCEL NO. E-3-8 ADDRESS 2640-48 N. Kerby Avenue  
LEGAL DESCRIPTION West 50 feet of Lots 1 and 2, Block 3, EVANS ADDITION TO ALBINA

OWNER NANCE, David and JOHNSON, Julia May LOT AREA 4,500 SQ.FT.

**PROPERTY DESCRIPTION:**

Site is 50'x90' with 90' fronting on N. Kerby and 50' fronting on N. Knott with a small amount of yard space improved with lawn, a retaining wall, concrete walks at front and side in poor condition. All public utilities are connected

Improvements consist of a 2-story frame apartment dwelling built during 1910 with approximately 1912 sq.ft. of living area on each floor. Exterior is finished with asbestos shake siding in good condition, cedar fascia and cornices in need of paint, composition roof in fair condition, gutters and downspouts appear to be in poor condition, chimney appears to need repair and capping. There is a porch deck that need painting and apparently there is some dry rot due to some settling.

This property has 2 five-room apartments up and two five room apartments down. North units have been divided so that the South 2 rooms with separate entry and minimum kitchen space can be rented separately with a share-the-bath arrangement. There are a total of six rentals.

MAR • 89



South apartment has a total of 5 rooms; a front room, dining room, kitchen, 2 bedrooms and a bath. It is heated by gas circulator unit. There are fir floors, lath and plaster, old plumbing fixtures in the bathroom and old kitchen which shows much wear in the linoleum floors and linoleum counter top.

Upper South apartment is reported to be identical to the one just described.

North downstairs apartment has 3 rooms; living room finished with good linoleum floors, venetian blinds, a bedroom with a bay with circulator heater and venetian blinds, kitchen with an old sink, L-shaped counter with open shelves, gas range, built-in china cupboard with cabinets below. The bath has a rim tub, old basin and modern toilet. It is shared by the 2-room apartment adjacent on the South.

North upstairs apartment has 2 rooms; living room which is a former bedroom, finished with linoleum floors, circulator heat, a bedroom alcove with wardrobe closets with curtains, former pass-through closet converted to a small kitchen, a bath of community type which adjoins a 3-room apartment described above.

The three-room and two-room apartments above the lower North units are identical.

There is a basement finished with concrete floors and walls, laundry trays, 100-gallon gas water heater; no laundry facilities.

ZONING: A-2.5-s

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

OWNERSHIP DATA REPORT

Order No. 365001 E-3-8

Dated Feb. 1, 1969

(1) Last deed of record runs to DAVID NANCE and JULIA MAY JOHNSON

From William I Logan and Marie Logan

Whose address is 46 N. E. Thompson St. Portland, Oregon

(2) Legal Description West 50 ft. of Lots 1 and 2, Block 3, EVANS  
ADDITION TO ALBINA

(3) Deed dated 12-1-51 recorded 12-6-51

Book 1512 page 12 Consideration 155 9.35

(4) Assessed valuation of land 3,900 Improvements 2,850

(5) Taxes 68-69 \$199.67 - 199.67 unpaid No. 25950-0410

Mortgages, contracts and other encumbrances:

1. Mortgage from David Nance, a single person and Julia May Johnson, a single person to J. E. Johnson and Sylvia Johnson, husband and wife, dated June 25, 1958, recorded June 27, 1958 in Book 1957 page 138, Mortgage Records, given to secure the sum of a note for \$3,721.24.

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

PIONEER NATIONAL TITLE INSURANCE COMPANY

By: *J. Hutterger*