

EMANUEL HOSPITAL PROJECT

(ORE. R-20)

PROPERTY IDENTIFICATION

PARCEL NO. E-3-9 ADDRESS 2632 N. Kerby Avenue

LEGAL DESCRIPTION Lot 3, Block 3, EVANS ADDITION TO ALBINA
except portion in highway

OWNER JACKSON, Lewis and Betty B. LOT AREA 3,932 SQ.FT.

PROPERTY DESCRIPTION:

Subject is a 45'x90' lot less 11.82'x20' diagonal strip taken for highway purposes. All public utilities are connected to the site. Site is above grade about 8'. It has a wood fence, wood stairway; improved with lawn, shrubs, trees, concrete walk in the front and side, flowering shrubs and one fruit bearing tree. Abuts Interstate 5 Freeway. New support columns are presently under construction for access to the new Fremont Bridge.

Improvements include a 1-story frame dwelling build in 1884 . It has a mixture of cedar siding, composition siding, composition roof, GI gutters and downspouts, a wood covered porch area in fair condition. Exterior appears to be in fair condition.

Interior consists of an entry hall finished with lath and plaster, fir floors; dining room with the same finish and a knick-knack shelf; front room with some evidence of roll in the floor, fir trim, a bookshelf, linoleum floor. There is a bedroom located off the dining room with a closet. Wiring is up to code.

Kitchen has good linoleum floors, fir wainscoat, lath and plaster; an electric range outlet, a refrigerator outlet; cabinets are more modern than the original construction date; has a new counter top with a modern type sink and plumbing is modern appearing.

Second bedroom is off the kitchen which has a closet. It is not quite as large as the first bedroom. Bath is located off the kitchen and has a modern closet storage, inclosed tub, toilet fixtures, wall colored sink and a white lavatory, linoleum floors and medicine chest. Main floor of the property is in very good condition.

PARCEL NO. E-3-9
Continued

Back porch has a storage area and another refrigerator area, a slope in the floor. This is utilized also for utility and work shop.

There is access to the basement from the back porch, concrete steps, concrete floor, concrete walls. It has a 75% basement. Property is heated by a gas fired furnace, gravity flow. There is a fruit closet, an automatic hot water heater which appears to be in new condition, 52-gal. capacity. There are 2 laundry trays and the property is wired for washer. Wiring has some modernization. There is a new automatic breaker box and much of the wiring has been enclosed in heavy conduit.

Exterior shows some deterioration signs in the foundation walls. There are no ventilation vents in the basementless areas.

ZONING: A-2.5-S



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

OWNERSHIP DATA REPORT

Order No. 365001 E 3-9

Dated Feb. 1, 1969

(1) Last deed of record runs to LEWIS JACKSON and BETTY B. JACKSON

From Homer D. Stewart and Ethel F. Stewart

Whose address is 2632 N. Kerby St. Portland, Oregon

(2) Legal description Lot 3, Block 3, Except portion in highway,
EVANS ADDITION TO ALBINA

(3) Deed dated 12-6-63 recorded 12-9-63

Book 2198 page 452 Serial 1000 IRS 2.20

(4) Assessed valuation of land 1,500 Improvements 1,400

(5) Taxes 68-69 \$85.79 paid Auct. No. 25950-0420

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: J. Pottinger