

EMANUEL HOSPITAL PROJECT

(ORE. R-20)

PROPERTY IDENTIFICATION

PARCEL NO. E-4-1 ADDRESS 2651-53 N. Gantenbein Avenue

LEGAL DESCRIPTION East 54 feet of Lot 18, Block 4, EVANS ADDITION

OWNER JACKSON, Blanche E. Brooks and Kenneth W. LOT AREA 2,430 SQ.FT.

PROPERTY DESCRIPTION:

Subject is a corner lot above the street grade approx. 2 feet, fronting on N. Gantenbein 45' and a depth along N. Knott Street of 54'.

Improvements consist of a frame 2-story up and down duplex, with an attached garage in very deteriorated condition. The exterior of the dwelling is of shingle and cedar siding in poor condition; composition roof is good with good gutters and downspouts on the main dwelling with very poor gutters on the porch area. There is approx. 1,058 sq.ft. of living area on each floor. Main floor has an entry hall; a front room; dining room; two bedrooms; bath with 3 white fixtures; kitchen with fir cabinets, poor vinyl floor, pantry sink and wired for range.

Second floor apartment has a front access stairway, walls of which are in very poor condition. It has basically same floor plan as first floor heated however by a circulator gas heater. Condition of second floor is much poorer than first floor. There are 2 accessways to basement to provide entrance from each apartment. Basement has concrete floors, 2 laundry trays, modern forced air oil fired furnace piped to lower floor only, one automatic electric hot water heater and one gas hot water heater, storage room for tenants. Built in 1907.

Zoning: A 2.5 S Multi-family residential zone, requiring 2,500 sq.ft. of area for each living unit with limited sign-board control.



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

OWNERSHIP DATA REPORT

Order No. 365001 E-4-1

Dated February 1, 1969

(1) Last deed of record runs to Blanch E. Brooks

From Elmer Walters

By Paul & Clyde Williams
Whose address is 5949 N. E. 19th Avenue, Portland, Oregon

(2) Legal description East 54 feet of Lot 18, Block 4, Evans
Addition

(3) Deed dated March 29, 1945 recorded March 31, 1945

Book 920 page 114 Consideration IRS \$1.65

(4) Assessed valuation of land \$2,150 Improvements \$4,400

(5) Taxes \$193.75; paid in full. (Acct. No. 25950-0840)

Mortgages, contracts and other encumbrances:

1. Contract of Sale, between Blanche E. Brooks Jackson and Kenneth W. Jackson, husband and wife; and Jimmie Marks and Gladys Marks, husband and wife, dated December 9, 1952, recorded July 26, 1961 in Book 2073 page 83, Deed Records.

The vendees interest thereunder was duly assigned of record by mesne assignments to Paul Williams and Clyde Williams.

2. Divorce No. 292336 filed June 6, 1963 Paul Williams vs. Clyde Williams.

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

PIONEER NATIONAL TITLE INSURANCE COMPANY

By: 