

EMANUEL HOSPITAL PROJECT

(ORE. R-20)

PROPERTY IDENTIFICATION

PARCEL NO. RS-2-1 ADDRESS 2847 N. Williams Avenue  
LEGAL DESCRIPTION East 65.5 feet of Lots 13 and 14, Block 2, ALSO known as  
Tax Lot 2 of Lots 13 and 14, Block 2, RAILROAD SHOPS ADDITION  
OWNER MANNING, Martin A. and Helga E. and  
MANNING, Theodore O. (deceased) LOT AREA 5,895 SQ.FT.

PROPERTY DESCRIPTION:

Subject property has 90' of frontage on N. Williams Avenue and 65.5' frontage on N. Stanton Street, being a corner lot and located on the left hand side of a one-way street.

Property is improved with a one-story combination service station and garage, containing 4,320 sq. ft. Other improvements include gas pumps, three gas tanks of 1,000 gal. capacity, 150 gal. oil waste tank, and two sumps in the floor area. There is a service room, an office, garage building, circulator oil heat, 2 lavs, underground air and water service units, and other capital improvements normal to service station and garage useage.

The station was originally built during 1946 and remains in the same condition as when built. Property has been reasonably well maintained; however, the improvements are now obsolete in design and architecture. Current gas volume is reported to be in the range of 15,000 gal. per month.

Zoning: M-3 Light Industrial

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

OWNERSHIP DATA REPORT

Order No. 365001 RS 2-1

Dated Feb. 1, 1969

(1) Last deed of record runs to Martin A. Manning and Helga E. Manning,  
undivided 1/2 interest; and Theodore O. Manning, undivided 1/2  
interest.  
From Rupert Edward Fixott and Ann R. Fixott

Where address is 2847 N. Williams Avenue

Legal description The East 65.5 feet of Lots 13 and 14, Block 2,  
Railroad Shops Add. (Also known as Tax Lot 2)

(2) Deed dated 12/31/65 recorded 1/6/66

Book 456 page 178 Consideration IRS 5.50

Assessed valuation of land 4,400 Improvements 13,400

(3) Taxes \$526.53; part paid Acct. No. 68430-0530

Mortgages, contracts, and other encumbrances:

1. Mortgage from Martin A. Manning and Helga E. Manning, husband and wife, and Theodore O. Manning, single, to I. Stacy Hendrix and Priscilla J. Hendrix, husband and wife, dated December 29, 1965, recorded January 6, 1966 in Book 456 page 179, Mortgage Records, given to secure the payment of a note for \$3,000.00.

2. Estate No. 102376, filed December 19, 1966 of Theodore O. Manning, deceased.

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

PIONEER NATIONAL TITLE INSURANCE COMPANY

By: