

EMANUEL HOSPITAL PROJECT

(ORE. R-20)

PROPERTY IDENTIFICATION

PARCEL NO. R-8-7 ADDRESS 3204 N. Commercial Avenue

LEGAL DESCRIPTION Lots 8 and 9, Block 8, RIVERVIEW SUBDIVISION

except part in street

OWNER GOOD SAMARITAN CHURCH OF GOD IN CHRIST, an Oregon corporation LOT AREA 8,162.04 SQ.FT.

PROPERTY DESCRIPTION:

Site is a large, level, corner, partially landscaped 80'x108' lot less approximately 300 sq.ft. off of the northwest corner of the property. The property is approximately 4 feet above street grade. All public utilities are connected.

Improvements consist of a large "L" shaped concrete block Church building with 3780 sq.ft. of area built in 1955 with the North portion of the building having been built in 1965. The south portion of the building is used as the main Church with the northerly portion being used as a recreational area. The interior is of fir floors, plastered concrete block walls, 2 lavs, raised pulpit, small office and 7 rows of pews. Northerly portion has a SR interior not painted, with concrete floors, with asphalt tile cover. This area is heated with 2 gas rental wall units. Main Church area is heated with an FHA piped oil furnace located in a furnace room. Northerly portion is plumbed for two 1/3 bath units. Small kitchen area with gas water heater and gas range, 9 ft counter unit and small storage area. Exterior is of concrete block, composition roof and GI gutters. Construction is of fair average quality. Maintenance is average.

ZONING: A-2.5

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

OWNERSHIP DATA REPORT

Order No. 365001 R-8-7

Dated February 1, 1969

(1) Last deed of record runs to Good Samaritan Church of God

~~in Christ, an Oregon corporation.~~

From Loreto Morelli

Whose address is \_\_\_\_\_

(2) Legal description Lots 8 & 9, Block 8, River View Subdivision

~~to Albina, Except part in street.~~

(3) Deed dated 4/2/54 recorded 4/2/54

Book 1652 page 72 Consideration \_\_\_\_\_ IRS \$2.75

(4) Assessed valuation of land \_\_\_\_\_ Improvements \_\_\_\_\_

(5) Taxes Non-taxable Acct. No. #71080-2230

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: *W. Hottel*