

EMANUEL HOSPITAL PROJECT

(ORE. R-20)

PROPERTY IDENTIFICATION

PARCEL NO. R-8-12 ADDRESS 3229 N. Gantenbein Avenue

LEGAL DESCRIPTION North 54 feet of Lots 13 and 14, Block 14,

RIVERVIEW SUBDIVISION

OWNER MC CLAY, Alonzo B. and Dorothy E. LOT AREA 4,381.02 SQ.FT.

PROPERTY DESCRIPTION:

Site is a level, inside, landscaped 54'x80' lot slightly above street grade. Onsite improvements consist of lawn, shrubs and flat concrete work. Yard maintenance is poor. Offsite improvements consist of a paved street, graveled alley, concrete curbs, sidewalk and City sewer. All public utilities are connected.

Improvements consist of a 1 and 2 story dwelling built in 1906 with 1006 sq.ft. of main floor area. There is a living room, dining room, den, 1/3 bath, fir painted kitchen and small entry hall on the main floor. Second floor has 3 bedrooms and full old style bath. There is a 3/4 concrete basement with oil conversion furnace. Interior of the dwelling is of lath and plaster, oak, fir and linoleum floors. There is need of some plaster repair and redecoration. Exterior is of aluminum siding, composition roof, and GI gutters. There is a large front covered wood porch. Detached single 10'x18' garage of no value. Exterior appearance of the home is superior to the interior.

ZONING: A-2.5



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

OWNERSHIP DATA REPORT

Order No. 365001 R-8-12

Dated February 1, 1969

(1) Last deed of record runs to Alonzo B. McClay & Dorothy E. McClay

From Susanne L. Ruh and Frank A. Ruh

Whose address is 1810 S. E. Reedway St., Portland, Oregon

(2) Legal description North 54' of Lots 13 & 14, Block 14, Riverview Sub.

(3) Deed dated 9/7/60 recorded 12/14/64

Book 2040 page 694 Consideration IRS \$1.65

(4) Assessed valuation of land \$3,900 Improvements \$1,600

(5) Taxes \$162.69; paid. Acct. No. 71080-2350

Mortgages, contracts and other encumbrances:

1. Contract of Sale, including the terms and provisions thereof between LeRoy Clark and Lucy Clark, husband and wife, and Birdie Lee Taylor, a single woman, dated February 23, 1959, recorded August 11, 1965 in Book 355 page 176, Deed Records.

2. Mortgage, including the terms and provisions thereof, executed by Birdie Lee Taylor to Lager Construction Company, dated August 2, 1965, recorded August 17, 1965 in Book 359 page 36, Mortgage Records, given to secure the payment of a note for \$6060.60.

3. Bankruptcy in the U. S. District Court for the District of Oregon, of Birdie Lee Taylor, filed July 26, 1966, No. B-66-2901.

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

PIONEER NATIONAL TITLE INSURANCE COMPANY

By: *[Signature]*