

EMANUEL HOSPITAL PROJECT

(ORE. R-20)

PROPERTY IDENTIFICATION

PARCEL NO. R-9-4 ADDRESS 320 N. Fargo Street

LEGAL DESCRIPTION Lot 3, Block 9, RIVERVIEW SUBDIVISION

OWNER NIELSEN, Maren (estate of) LOT AREA 4,320 SQ.FT.

PROPERTY DESCRIPTION:

Site is a level, inside, landscaped 40'x108' lot with a front bank of approximately 3 feet. Onsite improvements include lawn, shrubs, flat concrete work and fencing. The yard maintenance is only fair. There is a graveled alley. All public utilities are connected.

Improvements consist of a 1-story and attic dwelling built in 1929 with 1090 sq.ft. of main floor area. This is one of the better residential properties in this immediate district. The main floor has a living room with a fireplace, separate dining room, fir painted kitchen with nook, 2 bedrooms and bath with ceramic tile floor. Attic area has 1 finished bedroom with sheetrock finish and fir floor. There is a full concrete basement with oil conversion furnace, laundry trays and electric water heater. Interior is of lath and plaster, oak, linoleum and tile floors. Interior of the home needs cleaning and some redecorating. Exterior is of lap siding, composition roof and GI gutters. There is a single detached garage. Exterior is in good average condition.

ZONING: A-2.5



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

OWNERSHIP DATA REPORT

Order No. 365001 R-9-4

Dated February 1, 1969

(1) Last deed of record runs to Maren Nielsen

From Marie Wagner

First National Bank of Oregon, Trustee
Whose address is P. O. Box 3131, Portland, Oregon

(2) Legal description Lot 3, Block 9, Riverview Subdivision

(3) Deed dated February 20, 1948 recorded February 24, 1948

Book 1245 page 485 Consideration IRS \$6.05

(4) Assessed valuation of land \$3,850 Improvements \$3,800

(5) Taxes 1968 69 \$226.22 Acct. No. 71080-2430

Mortgages, contracts and other encumbrances:

1. Estate No. 94832, filed January 28, 1964 of Maren Nielsen, deceased.

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

PIONEER NATIONAL TITLE INSURANCE COMPANY

By: 