

EMANUEL HOSPITAL PROJECT

(ORE. R-20)

PROPERTY IDENTIFICATION

PARCEL NO. R-14-8 ADDRESS 511 N. Morris Street

LEGAL DESCRIPTION Lots 12 and 13, Block 14, RIVERVIEW SUBDIVISION

OWNER WIRTZ, Vern M. LOT AREA 8,640 SQ.FT.

**PROPERTY DESCRIPTION:**

Subject is an 80'x108' lot approximately 5 feet above the street grade, all public utilities connected. The yard is not very well cared for. House is vacant and there are numerous shade and fruit trees and other shrubs.

Improvements consist of a 1-story and attic frame dwelling built in 1905 with 1180 sq.ft. on the main floor and 900 sq.ft. in the basement. There is a covered wood porch area.

Interior consists of an entry hall, living room, dining room with glass doors leading to the living room, 2 bedrooms, kitchen with built-in china closet and cabinet below, combination metal sink and drain with built-in storage cabinet with wood counter, hard fuel range; a utility room with four trays, new 30-gallon gas hot water heater. Another small room has a built-in refrigerator, There is an enclosed rear porch with a toilet room.

Second floor has 3 bedrooms, average size; a bathroom with old toilet and basin and rim tub.

Exterior is finished with asbestos shake siding, composition roof in fair condition, gutters and downspouts in fair condition. There is a shed in the rear yard which is about 400 sq.ft. which is used for storage and does not have much value.

Property is in poor condition, mechanically and electrically. There is considerable deferred maintenance.

ZONING: A-2.5



PARCEL NO. R-14-8  
Continued



3740

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

OWNERSHIP DATA REPORT

Order No. 365001 R-14-8  
Dated February 1, 1969

(1) Last deed of record runs to Vern M. Wirtz

From Vern M. Wirtz, executor of the Estate of Mark T. Fleming,  
also known as <sup>M</sup>ark A. Thomas Fleming  
By Vern M. ADM Wirtz  
Whose address is 2525 N. E. 44th Ave. Portland, Oregon

(2) Legal description 1. Lot 12, Block 14, RIVERVIEW SUBDIVISION  
2. Lot 13, Block 14, RIVERVIEW SUBDIVISION

(3) Deed dated August 12, 1968 recorded August 14, 1968

Book 635 page 54 Consideration 1. \$3,850 IRS 2. 2,650

(4) Assessed valuation of land 1. \$113.89; bal. \$56.94 Improvements 2. 2,650

(5) Taxes 2. \$192.27; bal. \$96.13 Sect. No. 1. 71080-4300  
2. 71080-4320

Mortgages, contracts and other encumbrances:

Estate No. 103473, filed July 25, 1967, Mark T. Fleming deceased.

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

PIONEER NATIONAL TITLE INSURANCE COMPANY

By: *[Signature]*