US Department of Housing and Urban Development

8½% Financing! And Now... 3-5% Down Payments Too!!

(FOR ALL HOMES EXCEPT ALL CASH AS-IS HOMES) **9.0% APR**

HOMES AVAILABLE WITH 8½% (7 YR. TERM) FINANCING & 3-5% DOWN PAYMENTS

WARRANTED HOMES

★ One Year Structural & Operating Systems Warranty

LISTING PRICE

1. 215148 SW Peggy Court, Aloha — $45,000
   2 Bd, 1 Ba, 888 Approx SF
2. 21560 SW Peggy Court, Aloha — $45,000
   2 Bd, 1 Ba, 888 Approx SF
3. 1700 Wells Acres Rd, #56, Bend, OR — $23,700
   3 Bd, 1 Ba, 871 SF Assn Dues

LISTING PRICE

4. 1700 Wells Acres Rd, #57, Bend, OR — $23,700
   3 Bd, 1 Ba, 871 SF Assn Dues

LISTING PRICE

5. 5575 Sun Meadows Terrace, Milwaukie, OR — $65,000
   3 Bd, 2.5 Ba, 1464 Approx SF

LISTING PRICE

6. 18105 Sun Meadows Ct., Milwaukie, OR — $65,000
   3 Bd, 2.5 Ba, 1545 Approx SF
7. 3305-9 Vittoria Way, Newberg, ORA — $42,000
   3 Bd, 1.5 Ba, 1232 Approx SF Assn Dues
8. 3305-12 Vittoria Way, Newberg, OR — $36,200
   2 Bd, 1.5 Ba, 960 Approx SF Assn Dues
9. 40100 Gary Street, Sandy, OR — $61,000
   3 Bd, 2 Ba, 1470 Approx SF

LISTING PRICE

10. 5355 SW Menlo Dr, Beaverton, OR — $57,000
    3 Bd, 2 Ba, 1088 Approx SF
11. 61683-87 Daly Estates Drive, Bend, OR — $55,000
    6 Bd, 2 Ba, 2 half bath, 2352 Approx SF (Duplex)
12. 65234 Redmond-Bend Highway, Bend, OR — $25,000
    2 Bd, 1 Ba, 1116 Approx SF (2.5 acres)
13. 1700 Wells Acres Rd, #20, Bend, OR — $19,750
    2 Bd, 1 Ba, 612 Approx SF Assn Dues
14. 1700 Wells Acres Rd, #26, Bend, OR — $17,000
    2 Bd, 1 Ba, 640 SF Assn Dues
15. 460 E. 6th, Coquille, OR — $46,000
    3 Bd, 2 Ba, 1564 Approx SF
16. 1072 Bethesda, Eugene, OR — $45,150
    3 Bd, 1.5 Ba, 1354 SF
17. 4976 Pa[illegible] Eugene, OR — $37,800
    3 Bd, 2 Ba, [illegible] SF — SOLD
18. 2590 S 4th St., Lebanon, OR — $49,800
    3 Bd, 2 Ba, 1648 Approx SF
19. 170 Jennings St., Lebanon, OR — $36,600
    2 Bd, 1 Ba, 1040 Approx SF
20. 4513 SE Howe Lane, Milwaukie, OR — $55,000
    3 Bd, 1 Ba, 1040 Approx SF
21. 710 11th St., Oregon City, OR — $45,000
    3 Bd, 1 Ba, 2 half bath, 1509 Approx SF
22. 21981 S. Foothills, Oregon City, OR — $57,000
    3 Bd, 1 Ba, 1128 Approx SF
23. 3260 Sams Valley, Central Point, OR — $51,500
    3 Bd, 2 Ba, [illegible] Approx SF (5 acres) — SOLD

AS-IS HOMES

★ You Save Money By Doing Your Own Repairs Within One Year*
★ No Warranty
★ Ideal for families, Investors or Contractors

LISTING PRICE

24. 355-½ W. 10th St., Monroe, OR — $48,000
    3 Bd, 2 Ba, 1479 Approx SF
25. 5083 NE 8th Ave., Portland, OR — $24,000
    2 Bd, 1 Ba, 1020 Approx SF
26. 5415 NE 39th Ave., Portland, OR — $46,100
    3 Bd, 1.5 Ba, 1075 Approx SF
27. 5618 SE 60th, Portland, OR — $42,000
    3 Bd, 1 Ba, 1040 Approx SF

LISTING PRICE

28. 249 NE 191st Ave., Portland, OR — $40,000
    3 Bd, 1½ Ba, 1227 SF

LISTING PRICE

29. 2410 State St., Salem, OR — $28,500
    3 Bd, 2 Ba, 1500 Approx SF
30. 13804 NE 40th St., Vancouver, WA — $38,000
    3 Bd, 2 Ba, 1138 Approx SF
31. 4118 NE 151st Ave., Vancouver, WA — $42,000
    3 Bd, 2 Ba, 988 Approx SF
32. 417 NW 86th St., Vancouver, WA — $50,000
    4 Bd, 1.5 Ba, 2023 Approx SF
33. 14814 NE Columbine Dr., Vancouver, WA — $44,500
    3 Bd, 2 Ba, 988 Approx SF
34. 10013 NE Sandpiper Circle, Vancouver, WA — $47,000
    3 Bd, 2 Ba, 1413 Approx SF
35. 15 Terrace Dr., Vancouver, WA — $48,000
    4 Bd, 1.5 Ba, 1850 Approx SF
36. 3440 Addy St., Washougal, WA — $27,500
    3 Bd, 1 Ba, 950 Approx SF

*The repairs that HUD requires that you certify that you will do within one year are posted in each home. A copy of these repair items will be provided to you if HUD accepts your offer.

As-is homes are offered for sale without any warranty. The purchaser has the responsibility for determining condition of the property prior to purchase and should check with the local building code enforcement agency to determine if the property has outstanding code violations.

ALL CASH - AS IS - June 19, 1983

★ NO WARRANTY

LISTING PRICE

37. 1520 W Liberty, Albany, OR — $22,500
    3 Bd, 1 Ba, 1478 Approx SF
38. 415 Freem[illegible] Point, OR — $17,500
    2 Bd, [illegible] Approx SF — SOLD
39. 2220 Oregon Ave., Klamath Falls, OR — $25,000
    2 Bd, 1 Ba, 998 Approx SF
40. 920 Broad St., Medford, OR — $28,500
    3 Bd, 1 Ba, 1558 Approx SF

LISTING PRICE

41. 220 N. Blandena St., Portland, OR — $16,000
    2 Bd, 1 Ba, 960 SF
42. 2008 NE 8th St., Portland, OR — $49,500
    4 Bd, 4 Ba, 2513 Approx SF (4-plex)
43. 5610 SE 65th Ave., Portland, OR — $15,000
    2 Bd, 1 Ba, 702 Approx SF
44. 8531 SE 66th Ave., Portland, OR — $31,000
    2 Bd, 1 Ba, 1202 Approx SF

LISTING PRICE

45. 2346 SE Division St., Portland, OR — $35,000
    5 Bd, 1 Ba, 1819 Approx SF
46. 6810 SE Mall, Portland, OR — $19,950
    3 Bd, [illegible] Ba, 1232 Approx SF

LISTING PRICE

47. 510 S Calapooia, Sutherlin, OR — $20,000
    2 Bd, 1 Ba, 1031 Approx SF

All cash as-is homes are offered for sale without any warranty. The purchaser has the responsibility for determining condition of the property prior to purchase and should check with the local building code enforcement agency to determine if the property has outstanding code violations.

ALL HOMES OPEN FOR COMPETITIVE BIDS UNTIL 11:00 A.M. JUNE 29, 1983 BID OPENING 1 P.M. JUNE 29, 1983

FINANCING

All homes except all cash, as is homes are eligible for HUD Purchase Money Mortgage (PMM) financing. PMM financing will be provided to qualified purchasers at an 8% interest rate, a monthly service charge of ½% and a 7 year term. Because details of each transaction differ, the annual percentage rate (APR) for each transaction will vary slightly, but generally APR for PMM financing will be 9.0% or less. The PMM will provide for monthly mortgage payments of principal and interest to be scheduled in the same manner as a 30 year mortgage even though the term is 7 years. The remaining balance will be due and payable at the end of the term. This means that buyers will either pay off the balance or refinance at or before the end of the 7 year PMM term.

PMM DOWN PAYMENTS

The minimum down payment is based on the actual bid made, not the listing price, and is the same for both owner occupants and investors. Down payments are 3% of the first $25,000 bid and 5% of the amount more than $25,000. Example: If a bid of $40,000 is made, PMM down payment is 3% x $25,000 equals $750 plus 5% x $15,000 equals $750. Total PMM down payment is $1500, and monthly payment to principle, interest, and service charge would be $298.57 on the mortgage balance of $38,500.

Warranted and as-is homes may also be eligible for other mortgage financing progams including FHA insured, Federal VA, and and Conventional loans. **Down payments for these programs are different than PMM down payments.** See you Broker or Lender for details.

All cash as-is homes are sold on a cash basis and **are not eligible for PMM financing or FHA insured financing.**

HOW TO PURCHASE

We Pay The Broker
See A Real Estate Broker Today

1. Any real estate broker will show HUD acquired properties to you.
2. The broker completes paperwork necessary to submit an offer. (There is no price discount if you directly sumit an offer).
3. When you submit an offer your broker will collect a $500 earnest money deposit from you. If HUD accepts your offer your broker will be asked to forward the deposit to HUD. If HUD does not accept your offer, your broker will return your full earnest money deposit.

TERMS & CONDITIONS

The properties appearing in this advertisement are our official public information release of ALL acquired properties currently available for sale.

Bids will be accepted by all interested parties, including owner occupants and investors. Owner occupant offers have priority for all homes except all cash as—is homes.

All bids time stamped in by HUD sales staff on or before 11:00 AM June 29, 1983 will be considered. Time stamping takes place on the 12th floor, Cascade Building, 520 SW 6th Avenue, Portland, OR 97204.

Your offer for a HUD owned home may be at, above, or below our listing price, which is our estimate of fair market value. HUD policy is to select the highest offer received. When a home receives only offers below the listing price however, we reserve the right to determine, at our sole discretion, whether to accept the highest offer we have received.

All bids received are considered only as offers. HUD reserves the right to reject any or all bids or to waive any informality or irregularity in any bids.

All properties not bid on at bid opening will remain available for purchase on a first come first serve basis until the next OREGONIAN advertisement.

If cancellation occurs on a sale, back-up offers retained by HUD may be considered. Once back-up offers are exhausted, the home will not be available for additional offers until relisted in the advertisement.

BROKER INSTRUCTIONS

1. To submit an offer you must
   A. Submit a signed Broker's Tender and Offer to Purchase (HUD Form 9551)
   B. Collect and retain an earnest money deposit of $500 from the purchaser. If HUD accepts your offer we will ask you to forward the earnest money. If HUD does not accept your offer you are to return the full earnest money to the purchaser.
2. Your offer must be submitted within the bid period, in a sealed envelope which is clearly marked on the outside as "owner occupant" or "investor". The envelope should also contain the property address and the bid opening date. Envelopes not properly marked will not be considered and will be returned unopened.
3. Earnest money forfeiture will not occur because of failure to obtain credit approval on warranted and as as-is homes available with 8½% PMM financing. Once credit approval on these properties has been granted, forfeiture will not occur unless closing does not occur within 30 days. Failure to close an as-is, all cash sale within 30 days from HUD acceptance of the purchaser's executed retail sales contract will be a basis for forfeiture. All requests for earnest money refund must be transmitted by purchaser through the broker who originally submitted the offer.
4. Purchaser is required to obtain fire and extended insurance prior to closing for all properties except all cash as-is sales and must bring in evidence of insurance to the closing.
5. Down payment requirements are payable at closing.
6. Forms and additional information can be obtained by brokers by calling HUD sales staff. Our address is 520 SW 6th Ave. 12th floor, Portland, 97204.

COMMISSION INCREASE!!

We've increased our sales commission from 5% to 6% on these and ALL future listings.

CIRCLE YOUR CALENDAR

JULY 10th

IS OUR NEXT BIG OREGONIAN AD

EMPLOYMENT

DIVERSION TEAM LEADER FOR COMMUNITY HEALTH CENTER

Full-time position, available immediately. Duties: Directs diversion services for Center; supervises up to eight team members; coordinates services with those of other agencies to provide alternatives to hospitalization; implements staff and/or program development.

Minimum Qualifications: Psychiatric nurse; RN or BSN/Master Degree in Mental Health; two-year crisis services experience, incl. supervision, recordkeeping and report writing skills. Beginning salary: $23,000 plus benefits. Send resume and letter of intent to Associate Director: N/NE Community Mental Health Center, 310 N.E. Oregon Street, Portland, OR 97232. Closing date: June 30, 1983.

An Affirmative Action/ Equal Opportunity Employer

CITY OF PORTLAND HEATING INSPECTOR

$2,238/mo. All applicants must be eligible for "A" level certification on a mechanical inspector by the Building Codes Division of the Oregon State Department of Commerce. All applications must be received no later than 5:00 p.m., Friday, July 1, 1983. Positions include City-paid benefit package. RESUMES WILL NOT BE ACCEPTED.

APPLY TO:
PORTLAND CIVIL SERVICE
1220 S.W. Fifth Ave.
Room 100
Portland OR 97204
or
URBAN LEAGUE
5329 N.E. Union
Suite 218
Portland OR 97211

WRITER/ RESEARCHER

Primary speech writer and researcher for the Office of the Governor in Salem. Research issues and draft background reports. Assist in planning and preparing for appearances by the governor. Applicant required to have demonstrated ability to write quickly and clearly in a variety of styles, especially for the spoken word. Must have broad experience in researching a wide array of issues. Annual salary range $25,368 to $32,376 plus extensive fringe benefits. For a copy of the job announcement and an application form write to: Search Committee, Office of the Governor, State Capital, Salem, OR 97130. Please do not phone or send samples of your work or submit reference letters.

The Governor's Office is an Equal Employment Opportunity Employer.

LEGAL ADVOCATE LEGAL AID SERVICE

Welfare Hotline and Hearings responsibilities. Two years college or equivalent experience with welfare/food stamp procedures. $10,200-$13,800. Good family medical benefits. Minorities, women and handicapped urged to apply. Send resume to:
Carla Mustell
310 SW 4th, Rm. 900
Portland OR 97204
by June 30, 1983.

HOME BASED BUSINESSES

Can advertise for $30/ 6 mos. Call Jo'CAR 761-8959.

BAKER WANTED: Wedding cake decorating experience, freehand drawing ability, danish, donut, bread, cookie experience. Salary based on experience. Send resume to: 105 First, Enterprise, OR 97828.

Calendar

"Target Nicaragua," Inside a Covert War, a new documentary filmed in Nicaragua by Saul Landau, will be shown Thursday, June 23, 7:00 p.m. at the Portland State University Smith Center Ballroom, 3rd floor. The film will be followed by a panel discussion, including recent visitors to Nicaragua. A $2 donation is requested.

A summer day camp for Portland area youth aged 6-12 is being co-sponsored by the Urban League of Portland and the Portland Bureau of Parks and Recreation. The camp will run from June 27-August 5 in three consecutive sessions at Peninsula Park located at 6400 N. Albina. Each 2-week session is $20. Register for one or all three. For info and/or registration contact Roy Pittman, 285-4222 or Renee Watson, 288-6700.

The E.S.P. (Quintet), playing a variety of jazz ranging from standards to fusion, will be featured June 29 in the Your Zoo and all that Jazz 1983 summer concert series. Concerts are free with regular zoo admission. For info on parking and shuttles, call 226-1561.

Multnomah County Children's Services Division in cooperation with the Albina Lions, are seeking **shelter homes, short-term emergency homes** in the Alberta, Albina area which can take a child any time during the day or night, for a day or two up to a month. Shelter homes are needed for children of all ages, particularly ages 6 to 17. Foster parents are reimbursed financially. For info regarding qualifications and eligibility call Children's Services Division at 229-6186 Mon.-Fri.

"Crisis Intervention: Helping Battered Women and Children," a one-day workshop will be held Saturday, June 25, 9 a.m.-5:30 p.m. at Portland Community College's Cascade Campus, 705 N. Killingsworth, in Portable Building I. To register call 283-2541. There is a $9 fee; bring a brown bag lunch.

The Interstate Firehouse Cultural Center Student Production Summer Camp begins June 23, with concentrated classes in theater production and dance. Students will produce "Treasure Island" at end of 8 week session. Enrollment is limited to 30 students. Scholarships are available. For registration info call 243-7930.