TRADING IN REAL ESTATE IS BRISK

Cording Holidays Have No Depressing Effect on the Market.

BROKERS ARE OVERWORKED

All Precedents Broken, Owing to Strong and Steady Demand for Property-Sale for \$350,-000 Feature of Week.

Contrary to all precedent the week preceding Christmas has been a busy one in the local real estate market. As a usual thing the brokers rest on their oars, so far as business is concerned for a few days preceding the festival, and Join in the all-absorbing holiday preparations. This year, however, the demand for Portland property has been so strong that it has been necessary for the agents to devote all their attention to buying and selling. The transfers last week were hardly so numerous as during the were hardly so numerous as during the weeks of the three months preceding, but what they lacked numerically has been made up by the high figure of one or two

around the sale of the Olds, Wortman & King property at Fifth and Washington streets. Single transfers involving \$35,000 are not made every day, even in Portland, where the market is showing an activity never witnessed before. In fact sales of lower Washington street property have been very few during the oast two have been very few during the past two yeara This is not because there is any lack of money seeking investment in that locality. There are no end of investors who are seeking to pick up choice lots and corners on Portland's leading thoroughfare, even at prices which would have been considered exorbitant a few years ago. But most of the present ewners are too well satisfied to sell. They realize that high as prices are on Washington street, by comparison, they are certain to go much higher. Although the price paid for the Olds.

Although the price paid for the Olds, Wortman & King property was the high-est ever recorded in Portland, considered on a frontage basis, it is the general opinion that it was really lower than other first-class properties along the street would bring. A lease at \$1500 a month which has five years to run, was a handleap on the sale. When this lease was made 15 years ago it was considered an exceedingly good one, even taking into an exceedingly good one, even taking into unideration increased valuation in the aire. That the property would now ing in twice that amount shows how oring in twice that amount shows how fortland has been outgrowing its own

More Valuable Vacant.

"It may seem strange, but it is a fact that the Olds, Wortman & King quarter-block would be worth more with the pres-ent substantial four-story building razed to the ground and the lease destroyed," said Percy Blyth, of the firm of Rus-nell & Blyth, in discussing the saic. "The revenue of \$1500 a month is ridiculously low when it is taken into consideration that the same rental is being paid for a single lot flust opposite, and that in addition the lesses, L. Q. Swetland, is erecting a seven-story building on it. When the present lease expires, the Olds, Wortman & King corner will bring a great deal higher price."

The Olds, Wortman & King corner was owned by the Ladd estate, and the purchase was made by John F. and James B. O'Shea through the agency of David S. Stearns. It is probable that at the end of the present lease, the new owners will erect a much larger building. The holding sold was the corner quarter-block. Olds. Wortman & King also occupy an annex adjoining on Fifth street and one fronting on Sixth street. The sale was first amounced in The Oregonian Tuesday.

The sale of the Heilig Theater at Fourteenth and Washington streets is another transaction which has attractanother transaction which has attracted much attention. This property, which was owned by Belasco & Mayer, of San Francisco, and was purchased by S. Morton Cohn, of Portland, occupies a site fronting 100 feet on Washington, 104 feet on Fourteenth, and 110 feet on Burnside. The same property sold 18 months ago for \$90,000, and the San Francisco men therefore lost little or nothing on their Portland investment, in spite of their disastrous venture in a theatrical stock company. The Hellig sale was somewhat ham-

The Hellig sale was somewhat ham-The Hellig sale was somewhat hampered by the character of its improvements. Theatrical managers do not like the Washington atreet playhouse. It is probable that the loase held by Calvin Hellig will be closed in some way before its regular termination, which would be in four years. In that case the Hellig would no doubt give way to a business block. For this purpose property on upper Washington pose property on upper Washington street is showing steady increase in value. The Hellig is unusually well adapted for business purposes, because of the step incline which would give a ground floor on Washington and an-other on Burnside. With the construc-tion of an electric line out Burnside and other improvements along that street, an entrance there would give added value to the property.

Talk of New Theaters.

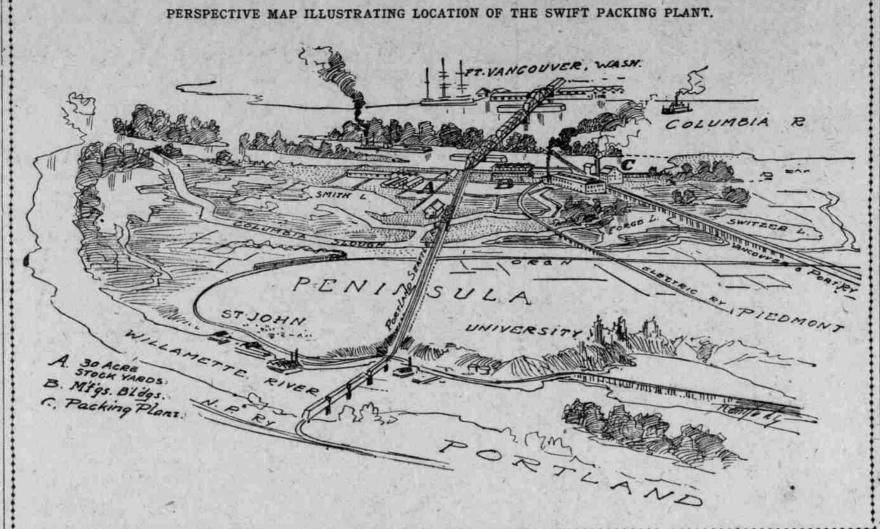
Talk of new theaters has been heard all over the city during the past two weeks. The most definite project of this character is the new playhouse which it is proposed to erect on Grand avenue on the East Side. The various Side are united in this movement and declare that their efforts will meet with success. Already, it is said, the prospect of this theater has stimulated real estate activity in the vicinity. The \$250,000 theater which it is pro-posed to erect on a site of equal value

at Sixth and Burnside streets is also attracting much attention. The offer of Russell & Blyth to subscribe \$170,-600 of stock has been met by the willingness of other property owners to take shares in the corporation. S. Morton Cohn is handling the project, and reports that the plan has met with much favor and that his purchase of the Heiling will in no way interfere with its completion. A meeting of those interests will soon be held to put the project upon a more definite footing.

ing.
In addition to this talk of new thea-In addition to this talk of new thea-ters there is a persistent rumor that ie old Marquam is to be reopened. It is known that no agreement to this ef-fect has been reached, but it is under-ation that negotiations are now pend-ing. The Marquam is in a favorite lo-cation, and business men have been clamoring to have it again put into service as a thester since it was closed by order of the executive board. The by order of the executive board. The changes required by the board would involve an expense of about \$20,000, and if a lease guaranteeing sufficient revenue can be arranged, the altera-tions will doubtless be made.

Joseph Simon figures as the pur-chaser in one deal and the seller in a

Swifts Prepare to Erect Huge Packing Plant on Peninsula, Near City



ette and Columbia Rivers, north of Portland, now a vacant stretch of or Fortand, now a vacant stretch of low land, will be transformed into one of the busiest industrial centers of the entire Pacific Coast. The plans of Swift & Company, for a gigantle packing plant with all its accessories, practically have been completed, and within the next few months work will commence in earnest upon the project. mence in earnest upon the project, which will ultimately make Portland one of the great packing-house centers of the United States. The land purchased by the Swifts as

The land purchased by the Swifts as the site for an abattoir which is to supply the Northwest, Alaska and much of the foreign trade, is exceedingly well adapted for the purpose to which it will be put. The tract contains nearly 3000 acres, with the best of transportation facilities, both by water and land. The land owned by the packers extends from a line passing through the middle of Smith Lake to a line just east of Switzer Lake. The Columbia Slough shows the greater portion of the southern boundary, and the holdings extend to Oregon Slough on the north.

second, closed during the past week. second, closed during the past week.

Mr. Simon purchased from William
Donovan a quarter-block at the northwest corner of Thirteenth and Glisan
streets for \$25,500. The property is in
the new warehouse district, and a
building of this character will be
erected upon it. A long-term lease for
the property has been closed by the
Central Door & Lumber Company,
which will put up a four-story building covering both lots. The property
sold by Mr. Simon was a quarter-block
at the northwest corner of Twentysecond and Hoyt streets. It was owned

worth a lot on the south side of Alder
street between First and Front. It was
the latter part of December are estimated
so there is a chance of the corrected total
being slightly different. Permits for 1905
and the north side
of Washington street, 50 feet west of
Sixteenth, was bought yesterday by Dr.
Cheember 12.

The Graham rooming-house, a threestory brick building on the north side
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of Washington street, 50 feet west of
Sixteenth, was bought yesterday by Dr.

A three-story building occupies a single lot,
and the price was \$25,500.

Permits for Week.

December 12.

December 13.

December 14.

December 14.

December 1

The first task in establishing the | ground, suitable for sites of buildings or | box factories, tanneries and many other Peninsula, between the Willam- plant is to fill in the lowland. In do- for stockyards. plant is to fill in the lowland. In doing this a double object will be served,
for the material of which the fills are
to be made will be taken from Columbia Slough, and thus, while constructing a soild foundation for buildings
and stockyards, a channel will be cut
through the slough to the Columbia
River, which will give entrance to the
largest ocean-going vessels.

largest ocean-going vessels.

For the purpose of making the fills and deepening the channel, a large dredge is being built in the shipyards of Joseph Supple. In this city. This dredge is to be completed in March and will be set in operation immediately. The land first to be filled is the section between the new route of the Portland-Vancouver electric line and the line of the Portland & Seat-tie Railroad, now being constructed. Be-sides the dredge, the Swifts are having

sides the dredge, the Swifts are having built two oil barges and 25 pontoons.

The project of Swift & Co. will not be entirely completed until all of the low land included in their holding has been filled to grade. That the work is immense is shown by the fact that estimates place the fill at approximately 3,000,000 cubic yards. The lakes on the Peninsula will be transformed into solid.

THE NEW YEAR'S OREGONIAN

The New Year's number of The Oregonian that will be published on Tuesday morning, January 1, next, will be an extremely valuable paper. It will contain illustrations of the types of modern buildings that have been erected in Portland during the past year. In addition the paper will contain much matter of the greatest value, bearing on Portland's realty values, Portland's industrial advancement, and the development of Oregon's industries. Orders for copies of The New Year's Oregonian should be sent to this office at once. Price by mail to any address in the United States, Canada or Mexico, postage prepaid-

8 CENTS A COPY

by Louis Resemblatt, and the price was chased. Mr. Tabor bought the property 23,500. There is a large residence ouse property was made by E. J. Daly and W. B. Streeter.

Big Sale on Sixteenth.

half block in the vicinity of Sixteenth and Thurman streets. The consideration in this sale was \$30,000. It is understood that the property is to be improved with

for \$17,500 from T. S. Seufert, who acquired it a few months ago for \$10,000, The sale was made by the Healy Invest-

Big Sale on Sixteenth.

Mr. Daly also reports the sale of a half block in the vicinity of Sixteenth and Thurman streets. The consideration in this sale was \$30,000. It is understood that the property is to be improved with a warehouse.

W. R. Griffith was the purchaser of the Julius Meter residence occupying a quarter block at Eighteenth and Flanders streets. It was purchased for \$11,000 through the agency of Geldsmith & Co. The same firm has sold to Thomas Pap-

worth a lot on the south side of Alder 564.40. In his tabulation the figures of

Although the dredging and filling is of first importance, there will be no dela) of building because of it. A portion of ground near Oregon Slough is already sufficiently elevated to serve as building sites. Upon it some of the largest structures of the largest structures.

tures connected with the plant will be erected, and the construction of these will progress simultaneously with the

dredging. One of the construction en-gineers of Swift & Company came to Portland from Chicago some time ago.

He obtained complete data for his pur-

department at Chicago has outlined the

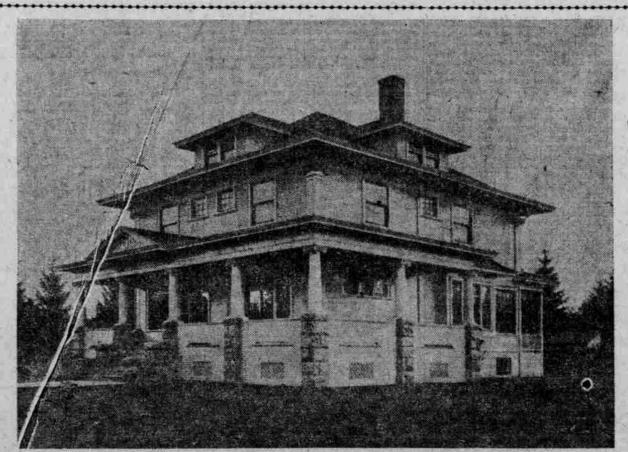
various building projects and one of the officials of the company will arrive in Portland early in the year for the purpose of carrying out the plans.

Total\$549,916

CLOSE THEATERS SUNDAY New York Sabbatarians Make Exam-

NEW YORK, Dec. 22 .- The city ad-NEW YORK, Dec. 22.—The city administration has decided to turn to the civil courts for assistance in ending Sunday theatrical performances. Accordingly, Oscar Hammerstein will be cited next week to show cause why the license of his Victoria Theater should not be revoked. The action will be taken by request of the Actors' Church Alliance, and the city will be represented by the Corporation Attorney's office.

's office. Many arrests have been made for alleged violation of the Sunday theater law on complaints of the New York Sabbath Committee, but in the majority of cases only a nominal fine was impressed.



industries that belong to a great pack-

ing house center.

The factories and the packing plant will

pe so located that they will have access to both rall and water transportation. Large wharves will be built, for the ac-commodation of river vessels bringing

stock from the territory up the Columbia, and for ocean vessels that will carry away the products. The pens for hogs, sheep and cattle will be located directly

on the line of the Portland & Seattle. At first about 30 acres will be set aside for stockyards, but the extent of these will

be increased with the capacity of the

The Swifts will not have entire contro of the stockyards but will follow the sys-tem which they have adopted elsewhere of retaining an interest in them, thus keeping supervision over the entire plant.

Union Meat Company Disposes of Troutdale Stockvards.

BUYERS ARE EASTERNERS

Deal Involves 1800 Acres and Indi cates Company Will Abandon Troutdale When the Swift Plant Is Completed.

Eastern investors have purchased the stockyards and tract of the Union Meat Company at Troutdale, the sale being consummated yesterday. There are 1800 acres in the land which has changed hands and the consideration was \$5,000. The sale was made by Brooke & Klernan. The nurchasers are New York man. The purchasers are New York men, whose names are not announced at this time. The land will be turned into a large farm for the raising of blooded

Troutdale stockyards have been op-The Troutdale stockyards have been operated by the Union Meat Company in connection with its Portland plant. They are not the main yards of the company, but are used as a place to hold reserve stock. Cattle and hogs which are to be fattened are usually held there until ready for butchering. There is a slaughter-house upon the land. The land was held in the name of the May Land Company, composed of Emanuel May and other members of the Union Meat Company. It was formerly owned by the It was formerly owned by the

neat company.

The land sold is bounded on the east by the Sandy River, and on the north by the Columbia. The O. R. & N. track also adjoins it. It is held by the Union Meat Company under a lease which will not

Company under a lease which will not expire for a year and a half.

It is evident that the Union Meat Company people are disposing of the stock-yards because they will have no further use for them after the Swift plant on the peninsula is established. The present lease will give them the use of the tract until the yards on the peninsula are being operated, after which the land will be turned over to the new owners. Swift & Co. about one year ago bought a large interest in the Union Meat Company, and the Portland plant is to be consolidated with the large abattor on Oregon Slough.

Saturday's Real Estate Transfers. John H. Matthews and wife to Harriet
A. Davis, lot 5, block 12, Pledmont. \$
1 Aloys Harold to William H. Sullivan, lots 1, 2, block 2; lots 23 to 28, inclusive, block 2, Williard's Addition. 16
1 Alma Hall and Susan Baker to L. N. Aumack and Marcus A. Peel, 38 acres commencing at southwest corner of donation land claim of Hiram and Susan Barker, sails corner being 80 rods south of center of section 25, T. 1 N. R. 2 B.

Joseph Simon et al to William Beckett, lot 7, block 47, Vernon. 675
Oregon Real Estate Company to Thomas J. McNamee, lots 1, 2, block 25, Holizeday Addition Title Guarantee & Trust Company to Edwin L. Pettis and wife, lot 8, block 15, Holizaday Park Addition. 850
Mrs. D. G. Meeds to J. A. Montgomery lot 3, block 16, Teemont Place 1, John A. Beard and wife to William McLaughlin, lot 1, block 2, North Ivan-hoe 175 Laughlin, lot 1, block 2, North Ivanhos

Van B. DeLashmutt and wife to Lida

B. McKitrick, undivided half of lot 5,
block 21, East Portland...

Lida B. McKitrick to D. C. Pelton, east
half of lots 3, 4, block 21; all of lots
5, 6, block 21, East Portland...

Seva B. Sewart and wife to Frank J.

Hall and wife, north 05 2-3 feet of lots
12, 13, block 1, Acme Addition...

Jennie Bloom to Mathilda Bloom et al,
undivided 4, of lot 8, block 52, city
also undivided 4, of lot 3, block 13,
city; also undivided 4, of lot 7, 8,
block 114. Caruther's Addition...

175

SPECIAL DISEASES OF MEN

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We do not treat all diseases. We treat men only, and cure them to stay cured. We challenge the medical profession for a case of BLOOD POISON, NERVO-VITAL DEBLAITY or allied troubles that will not readily yield to our treatment. To these maiadies alone we have earnestly devoted our energies and claim advantages over other physician in their treatment. If you have treated eisewhere without success you are especially invited to come and see us. We will do by you as we would want you to do by us if our cases were reversed. Our counsel will cost you nothing, and our cures are to treat are cordially invited to consult us. Hundreds right here in Portland have recently been made well and happy by us, and cheerfully commend our cures to their afflicted fellow-men. What we have done for them we can do for you. Every man needing medical attention should carefully read our specialties, which follow: We do not treat all diseases. We treat men only

VARICOSE AND KNOTTED VEINS

Under our treatment this insidious disease rapidly disappears. Pain ceases almost instantly. The pools of stagnant blood are driven from the dilated veins, and all screness and swelling quickly subside. Every indication vanishes, and in its stead come the pride, the power and the pleasures of perfect health and restored manhood.

BLOOD POISON

Our special form of treatment for Blood Poison is practically the result of a life work, and is indorsed by the best physicians of this and foreign countries. It contains no dangerous drugs or injurious medicines of any kind. It goes to the very bottom of the disease and forces out every particle of impurity. Soon every sign and symptom disappear completely and forever. The blood, the tissue, the flesh, the bones and the whole system are cleansed, purified and restored to perfect health, and the patient prepares anew for the duties of life.

NERVO-VITAL DEBILITY

Our cure stops every drain of vigor and builds up the muscular and nervous system, purifies and enriches the blood, cleanses and heals the bladder and kidneys, invigorates the liver, revives the spirits and brightens the intellect.

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CORNER SECOND AND VANHILL STREETS, PORTLAND, OREGON.

T. Priestly and wife to Josephine Mulrhead, lot 11, block 12. Foxchase Bell to I. L. Losey, lot 18, block Ann J. Bell to I. L. Losey, lot is most 2. Anabel
J. B. Laber and wife to J. S. Schnerk and Max A. Vost, undivided 8s of donation land clasm of William Bybee and wife, being part of sections 24, 25, T. 2 N. R. 1 W.
Juseph A. Ward and wife to Emil Jaeger, lot 6, block 3, Arieta Park No 3
Mike Ritter and wire to J. H. Johnson, lot 6, block 3, subdivision of Prochetel's Addition to Albina.

Eastern Investment Company Ltd. to M. E. Thompson, lot 1, block 8, Multinomah 1.375 E. Thompson, lot 1, block 8, Multinormal
Angeline B. Richardson to C. L. Hansen, lot 3, block 15, Elberta,
William Fliedner, trustee, et al to T. A.
Gaphade, lots 1, 2, block 2, Fleasant
View Addition
George L. Tout and wife to T. S. MeDaniel, part of lot 1, block 49, Fulton
Park
Pacific Mutual Life Company of California to W. A. Alcorn, lots 7, 8, 13,
14, 22, 23, 24, block 14 and lots 1, 2,
block 23, Linnton,
W. A. Alcorn et al to Mary M. Gillett,
lots 7, 8, 13, 14, 23, 24, block 14,
Linnton. picious characters.

block 28, had block 28, had block 28, had block 28, 14, 25, 24, block 27, 8, 13, 14, 25, 24, block 28, Linnton Edward J. O'Den to B. M. Lombard bot 13, block 59, Fulton Park.

B. M. Lombard and wife to William and Lenore S. Gregory, lots 7, 8, block 7, Wild Rose Addition.

S. Julius Mayer and wife to William R. Griffith, lots 5, 8, block 172, Couch addition. 8,400

B. M. Lombard and wife to Fulton Park
Land Company, lot 13, block 59, Fulton Park
Union Trust & Investment Company to
Lena Jacobs, lot 5, block 7, Ivanhoe
union Transfer & Investment Company
to A. S. Jacobs, lots 10, 11, block 8,
Ivanhoe
rer Johnson to Gurine Strand, east 65
feet of lot 8 and a strip 4 feet wide
and 65 feet long off the north side of
lot 7, block 68, Holladay's Addition.
Eleanor Bostwick to Morgiana H. Dunham, lot 3, block 2, Piedmont. \$45,593

Have your abstracts made by the Security Abstract & Trust Co., 7 Chamber of Commerce,

BRIDE OF LORD KITCHENER

Mrs. Chauncey, Famous Kentucky Beauty, Selected by Rumor.

COLORADO SPRINGS, Colo., Dec. 22.-According to New York dispatches, Mrs. Samuel Sloan Chauncey, who cut a wide swath among the local elite about five years ago, is soon to be married in London, England, to Lord Herbert Kitchener, commander-in-chief of the British army in India. Mrs. Chauncey first came here about seven years ago with her invalid husband, who was a wealthy New York broker.

Prior to her wedding Mrs. Chaunces Prior to her wedding Mrs. Channey was known as one of the famous Kentucky beauties, the Carr sisters. In less than a year after her husband's death in this city Mrs. Chauncey went East, and soon thereafter it was reported that she was engaged to marry a French noblemah, but the marriage never took place for some unknown reason. for some unknown reason

It is expected that O. R. & N. trains will arrive on schedule time today, as the tracks have been repaired where washouts impeded traffic yesterday and the day before. The O. R. & N. trains yesterday were each an hour or more behind schedule. Snowslides in the Middle

West are still delaying trains on the Northern Pacific. No. 3, due at 6:50 last night, did not arrive until 12:15.

Burglars Get Nothing.

Burglars entered the residence of J. H. Amiss, at 367 Schuyler street, shortly after Amiss, at 367 Schuyler street, shortly after 10 o'clock last evening, while the occupants were doing their Christmas shopping and the timely arrival of the family frightened them away. Amiss reported the affair to the police and announced that nothing had been taken by the intruders. The patrolmen on duty in that vicinity were warned to look after suspicious characters.

New Congregational Church.

Work has been started on a chapel for the Congregational Church Arleta, on the Mount Scott railway.



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NO OPERATIONS, NO KNIFE

Drugs or poisons are not used in our famous remedies. IF YOU CANNOT CALL, WRITE FOR SYMPTOM BLANK AND CIRCULAR. INCLOSE FOUR CENTS IN STAMPS. CONSULTATION FREE. ADDRESS

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