

PORTLAND BUSINESS CONDITIONS SOUND

Commercial Growth Has Pronounced Effect on Realty and Building Plans.

BIG DEALS ARE CLOSED

Lot at Morrison and Eleventh Sells for \$175,000—Property Owners Opposed to Single Tax—Permits Make Good Showing.

The real estate situation in Portland is showing an upward tendency. The records for May in all lines of business indicate that the city is in a most healthy condition and is making splendid progress.

With a feeling of good times in the city and throughout the state and with bumper grain and fruit crops in prospect, there is no good reason why great progress should not be made in all important lines of business.

Realty trading in both downtown property and residence property was active during the week. There were several good-sized deals closed.

One of the important deals was the transfer of the Lincoln Hotel property at the northeast corner of Eleventh and Morrison streets.

R. B. Gilmer, Portland attorney, has purchased from P. E. Bowman & Co. a beautiful residence in Irvington.

Demand for suburban acreage tracts has been very active the past few weeks. Homesites along the Mount Hood line, Oregon City line and United Railways are held at attractive prices.

The record at the Building Inspector's office was satisfactory.

Table with 2 columns: Day, Permits Issued. Rows for Monday, Tuesday, Wednesday, Thursday, Friday, Saturday, and Totals.

C. K. HENRY TO RETIRE JULY 1

Nestor of Portland Realty Dealers to Live in Pasadena.

C. K. Henry, for nearly 23 years actively engaged in the realty business in Portland, announced at the meeting of the Portland Realty Board Friday that he would retire from business July 1.

Mr. Henry has purchased a beautiful home in Pasadena, Cal., which he will improve with a costly residence.

CONCRETE STREET TO BE PAVED

Improvement of Thoroughfare Will Be Big Aid to South Portland.

Contractors are on the final stretch of the work. Corbett street at present is paved as far as the Seymour street.

PRELIMINARY WORK STARTED

Retaining Walls for Pittcock Home Now Under Construction.

FINE BUILDING READY

DRUG FIRM SPENDS \$300,000 IN NEW QUARTERS.

Modern Eight-Story Structure of Woodard, Clarke & Co. to House Twenty-five Departments.

The eight-story Wood-Lark building, erected at the northeast corner of West Park and Alder streets for Woodard, Clarke & Co., wholesale and retail druggists, is now nearly completed.

Residence Property Bought

Several Sales in Lots and Acreage

Prosperous Condition of Country Gives Impetus to Industry—Foreign and Coastwise Shipping Makes Substantial Gains.

Lumber shipments by both rail and water from the Columbia River district were exceptionally large the past month.

BIG FUTURE FORESEEN

CENTRAL OREGON TO BE GREAT PRODUCING DISTRICT.

G. S. Beeson, of Large Irrigation Project, Optimistic Over Possibilities of Deschutes Lands.

G. S. Beeson, secretary and treasurer of the Central Oregon Irrigation Company, has returned from Columbus, Ohio, where the bonds of the company are being sold.

It is now certain that Central Oregon will have all the rail connections to meet its wants and that there will be growth with the development of the country.



VIEW OF NEW BUILDING OF WOODARD, CLARKE & CO. SITE AND STRUCTURE REPRESENTS INVESTMENT OF \$300,000.

LUMBER IN DEMAND

Market Gradually Reaching Big Proportions.

NEW MILLS IN OPERATION

Prosperous Condition of Country Gives Impetus to Industry—Foreign and Coastwise Shipping Makes Substantial Gains.

Lumber shipments by both rail and water from the Columbia River district were exceptionally large the past month.

Recent orders placed by the Harriman system for car materials include about \$9,000,000 worth of lumber, to be supplied by the mills in Oregon and Washington.

During the past month two big mills in the Columbia River district began operations.

Prosperous conditions in the Middle West and on the Pacific Coast, are giving impetus to building construction generally.

At the same time, it is true that the price of all kinds of lumber in the East has advanced and it is unlikely that it will ever get as low again as it has been.

Chicago Teacher Buys Acreage

Eastern Oregon will be built at La Grande by the Mount Emily Timber Company.

In the districts in the upper Willamette Valley and in Southern Oregon loggers and lumbermen have been making extensive preparations for steady business.

Lumber Conditions Discussed.

The business of the Pacific Coast that must be overcome in some way before it can be a real active competitor for business in the Eastern market.

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DISTRICT GROWS UP

Mount Hood Railway Big Aid to Development.

COUNTRY SETTLING FAST

Pleasant Home, in Heart of Powell Valley, Attracts Settlers as Well as Investors From Portland and Elsewhere.

A section of the state that is making big strides in development lies in the Powell Valley along the Mount Hood Railway.

Between Gresham and the Sandy River, the district is making marked progress.

All the land holdings of the Mount Hood Railway were taken over a short time ago by a syndicate of Portland investors organized by Umbdenstock & Larson.

Chicago Teacher Buys Acreage

J. O. Elrod has sold a 12 1/2-acre tract in Webster Acres, between Clackamas and Gladstone, to Miss Wheeler.

Chicago Teacher Buys Acreage

ECONOMISTS WOULD SINGLE TAX UNJUST

Leading Authorities Denounce Henry George Theory as Confiscatory and Illegal.

PROPOSED SYSTEM FARCE

Oregon Voters and Taxpayers Are Urged to Study Taxation Problems for Best Interests of Themselves and State.

BY CHAS. H. SHIELDS

There is no question that the people are so much interested in as that of taxation. Every citizen who pays taxes has a burning desire to know what becomes of his money.

A certain amount of money must be taken from each individual who has property, and there is an inclination to question the authority of the legislature which has caused more discussion than that of taxation.

The most equitable and honest method of supporting these contributions is what all honest men should strive for.

Taxation Problem Big

This is a day and age of specialities. We have experts for nearly every line, and business men rely very largely upon the judgment of men who have made a specialty of their particular lines.

Country Settling Fast

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University, in his "Economics," says "George's theory, if adopted, would be unjust, confiscatory and illegal."

Professor George, of Columbia University, in his "Introduction to Economics," says: "Henry George failed to establish what is vital to his whole contention. His contention is directly contrary to the facts."

Charles B. Spahr, in a masterly article, in volume 8 of the "Political Science Quarterly," characterizes Henry George's theory as absurd.

PRECAUTION IS URGED

ADVICE GIVEN TO SMALL BUYERS OF REAL ESTATE.

Care Should Be Taken Not to Assume Big Mortgages, Declares Cleveland Realty Expert.

In purchasing real estate, small buyers should exercise precaution in assuming mortgages, a real estate expert of Cleveland, O., in discussing the subject Mr. Stoddard says.

When a man sells property he will take a large mortgage on it, because he knows all about it and is willing to take a chance on the mortgage.

When you are buying property subject to a second mortgage, be very careful that it contains a clause that if it is necessary to replace the first mortgage, the second mortgage will consent that the new first mortgage be placed ahead of his.

If you are buying property that is occupied by tenants, make sure as to how long their leases run and the real estate lawyer, who is familiar with the law, should get these facts as to the tenants personally and ask them these questions.

City Buys Buick

Among the buyers of Buick cars out of the Portland branch of the Howard Automobile Company during the past week, were F. A. Silvernail, of this city, James Hicks, of Burns, and Nils Nilson, of Klaskanin.

TILE

For Floors, Bathrooms, Mantels, Kitchens, etc.

LARGE AND COMPLETE STOCK

TUALATIN VALLEY ACREAGE

FRUIT FARMS DAIRY FARMS BERRY FARMS POULTRY FARMS ENCOURAGEMENT GIVEN SMALL INDUSTRIES