

REAL ESTATE NEWS OF PENDLETON

BIG LAND DEAL AT PILOT ROCK

TWO TRANSACTIONS HELP TO BOOM THE TOWN

Thriving City is on the Road to Prosperity, According to John P. McManus Who Discusses the Prospects of Pilot Rock—Land Holders List Tracts for Sale.

That Pilot Rock is well on the road to prosperity because the big land holders are at last selling their holdings in comparatively small parcels is the statement made by John P. McManus, well known real estate dealer and newspaperman of the south end town who was in the city Saturday. He declares that in the past there has always been a great deal of good land for sale cheap in that community but that the owners only wished to dispose of it in large tracts. Now, however, they are content to break up the big farms and thus afford the home-seeker a chance to acquire land.

In evidence of his statements, Mr. McManus points out two real estate transactions which have been consummated in that section of the county within the past few weeks. The Douglas belts farm of 500 acres, lying at the western limits of the town and improved with a dwelling and orchard, was sold to Arthur Wetzel, a Missourian, for \$10,000. The Madison Jones place on Stuart creek, adjoining the T. P. Gilliland ranch, sold to J. W. Miller, another Missourian, for \$21.80 an acre. Mr. Miller has also purchased residence property in Pilot Rock for Mrs. S. L. Morse for \$800 and will make his home there part of the year. He came from the same town in Missouri from which Dr. J. L. Gilliland came.

Other big land holders in that section of the county have listed large tracts for sale and have expressed a willingness to sell in whole or in part. This, thinks Mr. McManus, is the hour for which Pilot Rock has been waiting these many years.

FOREST FIRE LOSSES ARE LOWEST IN YEARS

Washington, March 17.—(Special.) The department of agriculture has been figuring up the losses by fires on the national forests for the calendar year 1912, and finds that they were the lowest of recent years. Less than one acre to every thousand of timbered lands was burned over, and the total damage is estimated at \$7,239, or less than one dollar to every 2900 acres of area.

The good record is attributed to, first, favorable weather conditions in most localities, and second, the in-

creased efficiency of the fire-fighting organization. As congress makes available the means for extending the system of communications on the National forests, the equipment of trails, roads, telephones, and lookout stations is yearly enlarged and the fire, it is said, are discovered more quickly and fought more rapidly.

An especially good showing was made by the forest officers last year in extinguishing fires outside the national forests before they reached the forest boundaries. Such fires constituted more than one-sixth of all fought by the forest rangers and guards. About nine-tenths were extinguished before they touched the forests. Of the fires within the forest boundaries more than 18 per cent were on lands in private ownership. Nearly one-fourth of the extra expenditures due to fighting fires—that is, expenditures outside the time of the regular forest force—was incurred in fighting these fires.

Lightning caused more fires than any other agency, followed by railroads, campers, and incendiaries, in the order given. The greatest losses occurred in Arizona, Arkansas and California, in which states there was

also the largest proportion of fires caused by lightning and by incendiaries. About 27 per cent of all the fires was caused by lightning and incendiaries. About 27 per cent of all the fires were started by lightning, and about 38 per cent were due to carelessness. The proportion in each case was practically the same as in the previous year.

The total number of fires was 2473, as compared with 3369 in 1911. They burned over, in the aggregate, 230,000 acres as against 780,000 in 1911. California led all states in total number of fires, and in the number caused by lightning. Arizona stood second in both of these classifications. Arkansas stood fourth in total number of fires, and first in those of incendiary origin, with California second. The one national forest had only one fire, which burned over less than ten acres and cost \$1.11 to extinguish. North Dakota had no fires on its one small forest.

Of the 2472 fires, over 75 per cent were put out before 10 acres were burned over, and nearly 50 per cent before one-quarter of an acre was covered. Only 12 fires caused damage of more than \$1000 each.

MUCH ACTIVITY SEEN IN THIS CITY IN BUILDING INDUSTRY

Another new \$5000 residence is to be built in the city in the near future. Henry Schultz has secured a permit to erect a dwelling to cost approximately that amount at 609 Willow street. It will be a two story structure, 31x40 feet in dimensions with a full basement.

Mayor W. F. Matlock has completed alterations in the southwest corner of the second story of the Opera House block and now has three apartments for rental, two of which are already occupied. Each apartment consists of a living room, dining room, bedroom, bathroom and kitchenette, is well lighted, has running hot and cold water, gas and electric light connections and many other modern conveniences. The apartments help to fill a very much felt want in Pendleton.

Mrs. Addie Pierce of 501 Maple street is planning a \$500 addition and the building of a five foot porch to her dwelling house. She also intends rebuilding the fence about the place.

Chris Breeding, who has residence property in the far western limits of the city near the branch hospital, has been doing some extensive improvements in the way of the building of permanent sidewalks. He has constructed concrete walks leading up to his house from the street and entirely around the house.

A sidewalk is soon to be constructed on the west side of Johnson street between Webb and Railroad and in front of the property of the Congre-

gational church and Thomas Fitz Gerald, a permit for that purpose having been secured. The walks will be of cement.

George Stangler will soon build a one-story barn on his Johnson street property. Its dimensions will be 12x14 feet and it will cost approximately \$100.

At the last meeting of the city council, attention was called to the fact that the county contemplates the commencement of improvement work on the Wild Horse road at the eastern limits immediately. It is the desire of the county court to have the city cooperate by improving east court street and thus afford good roads to the farmer in the city as well as outside. The matter is now in the hands of the street committee.

The work of grading east Webb street between Cottonwood and College preparatory to paving has been commenced by the Warren Construction company.

Jack Gibson, the contractor, has taken out a permit for the raising of the roof of the H. R. Loughlin property, 313 Main street. A bathroom will also be installed.

Property owners along west Court and Jackson streets, which streets were recently paved, have commenced the filling in and improvement of their parkings. This done, the two streets will be among the cleanest and best appearing in the city.


Among the improvements of business property during the past week is included the painting of the front of the Alexander Department Store and the alteration of the entrance to the Cox grocery in the La Fontaine block.

Many of the business men are now putting up new awnings or repairing their old ones. Another indication that spring and sunny days are approaching.

NEW YORKERS PLAN UNIQUE LUNCH CLUB

Will Be a City Block and a Half Above Street, Making It Highest in the World—City's Population Depending on Charity Now Numbers 40,000 Persons in Metropolis.

New York, March 17.—(Special.)—What will undoubtedly be the most remarkable eating club in the country, if not in the world, is now being organized here by bankers, lawyers and business men of the down town district who hope to have it in operation by next September. The club which will be primarily a midday or luncheon organization will be unique in that it will be farther from the earth than any other institution of the kind, since it will occupy the twenty-seventh, twenty-eighth and twenty-ninth floors of the Woolworth building, which is the tallest commercial structure in the world. Plans for this remarkable club are not yet completed but such as are decided upon indicate a scale of lavishness



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Give Your Wife a Home of Her Own

If You Want to Buy or Sell Real Estate, SEE US!

We have City Residence property, Business locations, Wheat Ranches, and Irrigated Lands for sale or for rent. STOCK RANCHES OUR SPECIALTY.

A few Opportunities that now await YOU

For Sale—160 acre stock ranch, located on Umatilla River, four miles from Gibbon, Ore. Good range, lots of timber, river runs through ranch. A snap for \$3500

For Sale—One of best lots for residence, on North side of river, in Pendleton. Lot 66x100 feet. Located on Washington street next to corner Main. Price \$1000

For Sale—Modern six room house on North side of river in Pendleton and only 4 blocks from Main street. One lot with rock wall, cement walks, shade trees and beautiful lawn. Beautiful view of mountains and city. Easy terms. \$2500

For Sale—Good corner business property on Main street with brick building.

For Rent—Good business location on Court street.

Stock ranches, all sizes, prices and terms, according to location and improvement

For Sale—Fine five acre tract in Riverside at East edge of city. Modern 6 room house. All land under cultivation. Alfalfa, orchard and garden. Only \$3150, small cash payment and terms to suit purchaser at 7 per cent interest.

WE MEAN BUSINESS and intend to make the property listed with us meet a buyer without loss of time.

We have many of the best ranches for sale in the great Horse Heaven country of Southern Washington. Having lived in the Yakima Valley for many years, we are thoroughly acquainted with all the land in and around Prosser and can locate you right.

If you wish references, write the Citizens' State Bank, the Mayor, ex-Mayor or any business man in Prosser.

Exclusive agents in Umatilla County for the

Great Moses Lake Irrigation Project

We solicit the co-operation of live and reliable real estate agencies in other cities.

HANSEN & HOUGHTON REAL ESTATE, RENTING ETC.

Room 5, American National Bank Basement.

Phones, Office Main 46. Res., Main 571.

PENDLETON, OREGON

We Have Just What You Want in Farms and City Property.

CITY PROPERTY.

- \$ 400—House and lot 50x100; \$200 down, balance \$10 per month.
- \$1,100—6 roomed cottage close in; \$250.00 down, balance \$15.00 per month
- \$1,500—6 roomed cottage four blocks from Main street. Paved streets; half cash, terms on balance.
- \$1,500—Double house, 6 rooms in each apartment, lot 60x120 near Catholic church; \$500 down, balance \$15.00 month.

FARM SNAPS.

- \$25.00 per acre, 2240 acres, 1100 in grain; all farm machinery including combine; good farm house, fine barn, plenty of water; gasoline engine and windmill. Will take half section of well improved farm land in Palouse county in the trade; this land will average about 25 bushels in yield.
- \$ 6.00 per acre; 3065 acre stock ranch all under fence and crossed fenced; all well watered; 100 acres fine timber; about 400 acres cultivatable land; 40 acres in alfalfa; part cash, reasonable terms on balance.
- \$20.00 per acre; 320 acres, all but 25 acres cultivated; running water the year round; 200 acres in grain, 1-3 goes to the purchaser; only 3 miles from Pilot Rock.
- \$ 7.00 per acre, 1000 acres timber land; will cruise about 1,000,000 feet to the quarter section.

FARM LANDS IN ALL PARTS OF THE COUNTRY.

LIVERMORE & BICKERS

Next Week I Will Have No Ad. in the East Oregonian.

I Will Be in the East, Selling Properties Listed With Me.

N. BERKELEY

American National Bank Building.

which will make it one of the most notable clubs ever incorporated. The membership will probably be limited to 1000 although this point is not definitely settled. The total floor space will amount to almost an acre, and it is estimated that the cost of the furnishings and equipment alone will exceed \$200,000. In addition to the usual comforts and luxuries as ordinarily found the new club will have a city block and a half above the street level a gymnasium, squash courts, handball courts, private dining rooms, writing and lounging rooms as well as a wonderful grill room. The latter will be especially decorated with scenes descriptive of the early history of New York. The view from the windows of this highest club will be remarkable, overlooking the whole island, the rivers and surrounding territory for many miles. Altogether the biggest lunch club in the world's tallest building promises to be a novelty even for New York.

As the result of a novel card index system which is now being put into use here, the startling statement is made that there are in this city no less than 400,000 individuals and families dependent on charity. Already 200,000 names have been tabulated and before the process is complete it is estimated that this number will be doubled, thus giving this city a dependent population greater than the total population of any except the twelve largest cities in the country. The tabulation of the dependent poor is being carried on by a new bureau. Its central feature is the catalogue of names and addresses of all families under care of those agencies which make use of it. There is a card bearing the name and address of each family on which is written also the names of all the organizations which are or have been in touch with the family and which have available knowledge concerning it. No other information is recorded, it is said, save that which is necessary to assure identification, as for instance, the names and ages of children and the names and occupations of other members of the family. It is stated that the exchange is run on a confidential plan and will be conducted with scrupulous regard for the personal interests and feelings not only of those families whose names are registered but of the individuals and agencies working for their welfare. Inquiry of the exchange to ascertain where information may be obtained concerning a family will not be followed by registration of the name of that family will not be followed by registration of the name of that family if a contrary desire is expressed for any reason whatever. Registration

PILES CURED IN 6 TO 14 DAYS. Your druggist will refund money if PAZO OINTMENT fails to cure any case of Itching, Blind, Bleeding or Protruding Piles in 6 to 14 days. 50c.

tion in the exchange will not bring a family to the attention of any additional society or give publicity of any kind to its condition or relationships.

HUNTINGTON WILL HAVE A HOSPITAL

Huntington, March 17.—Among the very decided improvements that are to be seen on every side going on in the city, none will be of greater value to the community than the project of Dr. S. C. Standard the resident O.-W. R. & N. physician and surgeon. It consists of a splendid, modern, up-to-date 8-room hospital. Three rooms will be in ward-room form, the balance private apartments for patients. In addition he will have a modern operating room, where the most difficult operations can be performed that now go elsewhere because of lack of facilities. It is to be built bungalow style and with hot and cold water

throughout will give the town a very valuable asset to its community life. It is to be ready for occupancy by the first of the month, and is to be newly furnished throughout.

Let the Auto Truck Haul It. Our specialty is quick work. Phone Main 339 for furniture and piano moving short trips in the city, or transferring to the country. We haul anything. Pen-rod Bros.

Call for Road Warrants. All road warrants registered during the months of June, July, August, September and October, 1912, will be paid at my office in the county court house upon presentation.

Interest ceased upon date of publication. Dated Pendleton, Oregon, this 15th day of March, 1913. G. W. BRADLEY, County Treasurer.

Good Homes on Easy Terms

475 acres, on the river. Good house and two barns, one of the best cherry orchards in the county, and lots of other fruit and berries. 30 acres set to alfalfa, and 100 acres in grain, all fenced with three wires, and all tillable except 50 acres. The land slopes to the north, and is deep soil and produces well. This farm can be bought for \$20 per acre, and \$2000 cash will handle it. Will take \$2000 worth of town property, and 6 per cent on deferred payments. It is close to store, P. O. and good school. Abundance of pure cold water, and close to motor car.

I have several diversified farms along the streams adapted to alfalfa, fruit and gardening, ranging in price from \$25 to \$35 per acre.

I have one stock ranch of 1000 acres, all fenced, adjoins the government reserve, good buildings, fine orchard that never fails; close to store and P. O.; raised 100 bushels of oats per acre last year, and other stuff in proportion. Will sell for \$10 per acre, and put in free of charge a lot of farm implements, 1000 bushels of grain, all the hay, in fact everything on the premises. Will take some exchange and give time on part.

TOWN PROPERTY

There has been a steady demand for houses for the last year. Never before in the last 30 years have houses been in such demand. There is not at the present time a vacant house in Pendleton fit to live in. There would have been 50 more families in Pendleton during the past winter if they could have secured houses last fall. People with idle money could make big interest on it by building some houses. Vacant lots can be had for from \$50 up to \$1500, owing to location. There is never a day passes even at this time of year but some one asks me if I have a house to rent. I have 50 houses and lots for sale from \$750 up.

I have two brick buildings on Main street for sale; also a few good bargains in residence property.

E. T. WADE, Temple Bld'g.

Pendleton, Oregon.

Phone Main 479